

Table A-1: Non-Farm Employment by Place of Work, Asheville Regional Housing Consortium, 1990-2003

Industry	1990	1991	1992	1993	1994	1995	1996
Agriculture, forestry, fishing and hunting	784	798	809	897	938	991	1,049
Construction & mining	6,852	6,480	6,327	6,801	7,517	7,849	8,209
Manufacturing	31,320	30,075	30,260	30,785	30,747	30,391	30,026
Wholesale trade	3,723	3,744	4,442	4,078	4,471	4,603	4,947
Retail trade	16,403	15,899	15,466	15,743	16,391	17,064	17,771
Transportation and warehousing, and utilities	5,499	5,738	6,085	6,280	6,739	6,501	6,353
Information	2,064	1,852	1,884	1,919	1,975	1,972	1,932
Finance, insurance, real estate and rental and leasing	4,056	3,743	3,783	4,035	4,282	4,254	4,375
Educational, health and social services	24,021	24,227	26,150	27,096	27,665	28,639	29,809
Arts, entertainment, recreation, accommodation and food services	12,213	13,715	12,829	13,570	14,211	14,703	15,236
Other services (except public administration)	11,154	12,554	12,309	13,549	14,369	14,493	15,448
Government	6,862	6,894	7,261	7,125	7,243	7,337	7,670
Total	124,951	125,719	127,605	131,878	136,548	138,797	142,825

Industry	1997	1998	1999	2000	2001	2002	2003
Agriculture, forestry, fishing and hunting	1,032	1,053	1,197	1,418	1,474	1,361	1,259
Construction & mining	8,606	9,111	9,978	10,365	10,370	9,766	9,400
Manufacturing	30,148	30,039	28,729	27,903	26,011	23,754	21,929
Wholesale trade	5,304	5,415	4,919	4,886	4,939	4,829	5,155
Retail trade	18,792	18,416	19,090	20,443	20,848	20,104	20,092
Transportation and warehousing, and utilities	6,605	7,084	6,866	7,006	6,536	5,423	5,012
Information	1,896	1,940	2,411	2,717	2,470	2,209	2,044
Finance, insurance, real estate and rental and leasing	4,475	4,860	4,959	4,854	4,763	4,782	4,926
Educational, health and social services	30,958	31,946	32,593	33,553	35,131	36,100	37,434
Arts, entertainment, recreation, accommodation and food services	15,953	16,144	16,801	17,622	17,673	18,251	19,115
Other services (except public administration)	15,978	16,341	17,465	16,790	17,244	18,290	19,157
Government	7,891	7,829	7,811	8,087	7,851	7,760	7,740
Total	147,638	150,178	152,819	155,644	155,310	152,629	153,263

Note: Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-2: Employment by Occupation and Industry, 2000

	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation						
Management, professional, and related occupations	49,514	30.6%	32,336	32.0%	11,294	28.6%
Service occupations	24,999	15.5%	15,696	15.6%	5,915	15.0%
Sales and office occupations	40,190	24.8%	25,767	25.5%	9,739	24.6%
Farming, fishing, and forestry occupations	1,013	0.6%	321	0.3%	477	1.2%
Construction, extraction, and maintenance occupations	17,747	11.0%	10,052	10.0%	4,737	12.0%
Production, transportation, and material moving occupations	28,330	17.5%	16,752	16.6%	7,369	18.6%
Total	161,793	100%	100,924	100%	39,531	100%
Industry						
Agriculture, forestry, fishing and hunting, and mining	2,290	1.4%	937	0.9%	811	2.1%
Construction	14,299	8.8%	7,928	7.9%	3,983	10.1%
Manufacturing	29,145	18.0%	16,671	16.5%	8,281	20.9%
Wholesale trade	5,603	3.5%	3,894	3.9%	1,257	3.2%
Retail trade	20,143	12.4%	12,781	12.7%	4,851	12.3%
Transportation and warehousing, and utilities	5,998	3.7%	3,706	3.7%	1,506	3.8%
Information	2,999	1.9%	2,115	2.1%	576	1.5%
Finance, insurance, real estate and rental and leasing	7,398	4.6%	4,607	4.6%	1,777	4.5%
Professional, scientific, management, and administrative	11,255	7.0%	7,269	7.2%	2,703	6.8%
Educational, health and social services	34,841	21.5%	22,930	22.7%	7,594	19.2%
Arts, entertainment, recreation, accommodation and food services	14,135	8.7%	9,621	9.5%	2,849	7.2%
Other services (except public administration)	8,429	5.2%	5,223	5.2%	2,168	5.5%
Public administration	5,258	3.2%	3,242	3.2%	1,175	3.0%
Total	161,793	100%	100,924	100%	39,531	100%
Percent Employed Residents (of Total Residents)		47.0%		48.9%		44.3%

Note: ¹ Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-2: Employment by Occupation and Industry, 2000 (continued)

	Madison County		Transylvania County		Asheville	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation						
Management, professional, and related occupations	2,436	27.9%	3,448	27.3%	11,310	34.5%
Service occupations	1,232	14.1%	2,156	17.1%	5,812	17.7%
Sales and office occupations	1,836	21.0%	2,848	22.6%	8,439	25.8%
Farming, fishing, and forestry occupations	131	1.5%	84	0.7%	121	0.4%
Construction, extraction, and maintenance occupations	1,235	14.1%	1,723	13.7%	2,743	8.4%
Production, transportation, and material moving occupations	1,861	21.3%	2,348	18.6%	4,332	13.2%
Total	8,731	100%	12,607	100%	32,757	100%
Industry						
Agriculture, forestry, fishing and hunting, and mining	312	3.6%	230	1.8%	171	0.5%
Construction	1,006	11.5%	1,382	11.0%	2,176	6.6%
Manufacturing	1,580	18.1%	2,613	20.7%	4,178	12.8%
Wholesale trade	277	3.2%	175	1.4%	1,122	3.4%
Retail trade	982	11.2%	1,529	12.1%	4,208	12.8%
Transportation and warehousing, and utilities	449	5.1%	337	2.7%	955	2.9%
Information	161	1.8%	147	1.2%	924	2.8%
Finance, insurance, real estate and rental and leasing	361	4.1%	653	5.2%	1,472	4.5%
Professional, scientific, management, and administrative	495	5.7%	788	6.3%	2,722	8.3%
Educational, health and social services	1,804	20.7%	2,513	19.9%	7,903	24.1%
Arts, entertainment, recreation, accommodation and food services	526	6.0%	1,139	9.0%	4,078	12.4%
Other services (except public administration)	353	4.0%	685	5.4%	1,862	5.7%
Public administration	425	4.9%	416	3.3%	986	3.0%
Total	8,731	100%	12,607	100%	32,757	100%
Percent Employed Residents (of Total Residents)		44.5%		43.0%		47.6%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-3: Civilian Labor Force, Employment and Unemployment Trends, 1990-2004**Asheville Regional Housing Consortium¹**

Year	Civilian Labor Force	Total Resident Employment	Unemployment	
			Number	Percent
1990	143,890	139,469	4,421	3.1%
1991	148,089	140,913	7,176	4.8%
1992	150,208	142,256	7,952	5.3%
1993	151,779	145,401	6,378	4.2%
1994	154,116	148,315	5,801	3.8%
1995	154,110	148,519	5,591	3.6%
1996	160,795	155,512	5,283	3.3%
1997	164,745	160,465	4,280	2.6%
1998	163,256	158,982	4,274	2.6%
1999	165,359	161,652	3,707	2.2%
2000	168,519	164,316	4,203	2.5%
2001	170,406	164,164	6,242	3.7%
2002	169,376	161,605	7,771	4.6%
2003	174,176	166,710	7,466	4.3%
2004 ²	174,828	168,480	6,350	3.6%

Buncombe County (including Asheville)

1990	91,537	88,745	2,792	3.1%
1991	94,798	90,246	4,522	4.8%
1992	96,613	91,447	5,166	5.3%
1993	98,323	94,274	4,049	4.1%
1994	99,073	95,312	3,761	3.8%
1995	98,752	95,124	3,628	3.7%
1996	103,506	100,120	3,386	3.3%
1997	106,341	103,444	2,897	2.7%
1998	104,930	102,171	2,759	2.6%
1999	105,269	102,931	2,338	2.2%
2000	107,362	104,617	2,745	2.6%
2001	108,586	104,738	3,848	3.5%
2002	107,327	102,665	4,662	4.3%
2003	110,703	106,413	4,290	3.9%
2004 ²	111,710	107,980	3,730	3.3%

Henderson County

1990	32,414	31,564	850	2.6%
1991	32,825	31,389	1,436	4.4%
1992	33,084	31,462	1,622	4.9%
1993	33,386	32,023	1,363	4.1%
1994	35,022	33,868	1,154	3.3%
1995	35,702	34,555	1,147	3.2%
1996	36,767	35,669	1,098	3.0%
1997	37,275	36,467	808	2.2%
1998	37,350	36,398	952	2.5%
1999	39,135	38,230	905	2.3%
2000	40,004	39,157	847	2.1%
2001	40,654	39,301	1,353	3.3%
2002	41,445	39,722	1,723	4.2%
2003	43,213	41,562	1,651	3.8%
2004 ²	43,464	42,104	1,361	3.1%

Table A-3: Civilian Labor Force, Employment and Unemployment Trends, 1990-2004 (continued)**Madison County**

Year	Civilian Labor Force	Total Resident Employment	Unemployment	
			Number	Percent
1990	8,218	7,860	358	4.4%
1991	8,538	7,951	587	6.9%
1992	8,534	8,018	516	6.0%
1993	8,561	8,146	415	4.8%
1994	8,605	8,234	371	4.3%
1995	8,606	8,248	358	4.2%
1996	9,180	8,734	446	4.9%
1997	9,413	9,076	337	3.6%
1998	9,300	9,012	288	3.1%
1999	9,311	9,057	254	2.7%
2000	9,404	9,095	309	3.3%
2001	9,612	9,121	491	5.1%
2002	9,388	8,882	506	5.4%
2003	9,609	9,206	403	4.2%
2004 ²	9,783	9,342	442	4.5%

Transylvania County

1990	11,722	11,301	421	3.6%
1991	11,928	11,327	601	5.0%
1992	11,976	11,328	648	5.4%
1993	11,511	10,959	552	4.8%
1994	11,417	10,902	515	4.5%
1995	11,049	10,592	457	4.1%
1996	11,342	10,989	353	3.1%
1997	11,718	11,479	239	2.0%
1998	11,677	11,402	275	2.4%
1999	11,645	11,435	210	1.8%
2000	11,749	11,447	302	2.6%
2001	11,553	11,004	549	4.8%
2002	11,215	10,336	879	7.8%
2003	10,651	9,529	1,122	10.5%
2004 ²	9,871	9,054	817	8.3%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Year 2004 represents unemployment rates only through 3rd quarter.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

Table A-4: Journey to Work, 2000

	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Commute time						
Work at Home	5,617	4%	3,731	4%	1,241	3%
Less than 15 minutes	47,523	30%	29,817	30%	11,249	29%
15 to 29 minutes	66,531	42%	43,210	44%	17,090	44%
30 to 44 minutes	26,059	16%	15,530	16%	6,127	16%
45 minutes or more	12,938	8%	6,845	7%	3,004	8%
Total:	158,668	100%	99,133	100%	38,711	100%
% Commuting 30 Minutes or More	25%		23%		24%	
	Madison County		Transylvania County		Asheville	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Commute time						
Work at Home	318	4%	327	3%	1,107	3%
Less than 15 minutes	1,906	22%	4,551	37%	13,139	41%
15 to 29 minutes	2,280	27%	3,951	32%	13,001	40%
30 to 44 minutes	2,247	26%	2,155	18%	3,147	10%
45 minutes or more	1,819	21%	1,270	10%	1,731	5%
Total:	8,570	100%	12,254	100%	32,125	100%
% Commuting 30 Minutes or More	47%		28%		15%	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-5: Population and Household Trends

	Asheville Regional Housing Consortium ¹						Buncombe County (including Asheville)					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	286,579	344,472	1.9%	359,011	376,546	1.0%	174,821	206,330	1.7%	214,522	224,381	0.9%
Households	115,923	143,510	2.2%	150,310	158,646	1.1%	70,802	85,776	1.9%	89,554	94,177	1.0%
Avg. Household Size	2.40	2.33		2.31	2.29		2.40	2.33		2.31	2.29	
Household Type					8,336							
Families	71.8%	67.5%					70.0%	65.3%				
Non-Families	28.2%	32.5%					30.0%	34.7%				
Household Tenure												
Renter	26.9%	26.4%					29.7%	29.7%				
Owner	73.1%	73.6%					70.3%	70.3%				
Ethnicity												
Hispanic or Latino		3.2%						2.8%				
Not Hispanic or Latino:												
Population of One Race:												
African-American alone		5.6%						7.4%				
White alone		89.2%						87.6%				
Asian alone		0.6%						0.7%				
Other race alone		0.4%						0.5%				
Two or more races		0.9%						1.1%				

Table A-5: Population and Household Trends (continued)

	Henderson County						Madison County					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	69,285	89,173	2.6%	94,721	101,484	1.4%	16,953	19,635	1.5%	20,181	20,828	0.7%
Households	28,709	37,414	2.7%	39,802	42,737	1.5%	6,488	8,000	2.1%	8,325	8,726	1.0%
Avg. Household Size	2.38	2.33		2.33	2.32		2.48	2.34		2.31	2.28	
Household Type												
Families	74.0%	70.9%					74.9%	70.0%				
Non-Families	26.0%	29.1%					25.1%	30.0%				
Household Tenure												
Renter	23.3%	21.2%					22.2%	23.5%				
Owner	76.7%	78.8%					77.8%	76.5%				
Ethnicity												
² Hispanic or Latino		5.5%						1.4%				
Not Hispanic or Latino:												
African-American alone		3.0%						0.8%				
White alone		89.8%						96.8%				
Asian alone		0.6%						0.2%				
Other race alone		0.3%						0.3%				
Two or more races		0.8%						0.6%				

Table A-5: Population and Household Trends (continued)

	Transylvania County						Asheville					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
Population	25,520	29,334	1.4%	29,587	29,853	0.2%	61,607	68,889	1.1%	68,736	68,721	0.0%
Households	9,924	12,320	2.2%	12,629	13,006	0.6%	27,027	30,690	1.3%	30,757	30,877	0.1%
Avg. Household Size	2.45	2.30		2.27	2.23		2.19	2.14		2.12	2.10	
Household Type												
Families	76.4%	70.4%					60.3%	54.6%				
Non-Families	23.6%	29.6%					39.7%	45.4%				
Household Tenure												
Renter	21.1%	20.6%					43.4%	43.7%				
Owner	78.9%	79.4%					56.6%	56.3%				
Ethnicity												
² Hispanic or Latino		1.0%						3.8%				
Not Hispanic or Latino:												
African-American alone		4.2%						17.5%				
White alone		93.1%						76.0%				
Asian alone		0.4%						0.9%				
Other race alone		0.3%						0.5%				
Two or more races		1.0%						1.3%				

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Latino population is underreported due to a high number of undocumented immigrants.

Source: U.S. Census, 1990 & 2000; Bay Area Economics, 2004.

Table A-6: Latino Population

	Asheville Regional Housing Consortium²		
	1990	2000	2003¹
Latino Population	2,259	11,174	16,269
Total Population	286,572	344,472	354,910
Percent of Total Population	0.8%	3.2%	4.6%

Buncombe County (including Asheville)			
	1990	2000	2003¹
Latino Population	1,173	5,730	8,155
Total Population	174,821	206,330	211,960
Percent of Total Population	0.7%	2.8%	3.8%

Henderson County			
	1990	2000	2003¹
Latino Population	846	4,880	6,715
Total Population	69,285	89,173	92,971
Percent of Total Population	1.2%	5.5%	7.2%

Madison County			
	1990	2000	2003¹
Latino Population	86	266	1,007
Total Population	16,953	19,635	20,050
Percent of Total Population	0.5%	1.4%	5.0%

Transylvania County			
	1990	2000	2003¹
Latino Population	154	298	392
Total Population	25,250	29,334	29,510
Percent of Total Population	0.6%	1.0%	1.3%

Note: ¹Year 2003 is an estimate from Faith Action International House

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-7: Household Income Distribution

Estimated Income	Asheville Regional Housing Consortium ¹						Buncombe County (including Asheville)					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	24,656	17.2%	24,197	16.1%	22,845	14.4%	15,031	17.5%	14,720	16.4%	13,857	14.7%
\$15,000 to \$24,999	21,898	15.3%	20,055	13.3%	18,838	11.9%	13,108	15.3%	11,952	13.3%	11,181	11.9%
\$25,000 to \$34,999	21,249	14.8%	22,108	14.7%	20,762	13.1%	12,605	14.7%	13,190	14.7%	12,359	13.1%
\$35,000 to \$49,999	26,834	18.7%	26,463	17.6%	28,482	18.0%	15,708	18.3%	15,359	17.2%	16,641	17.7%
\$50,000 to \$74,999	26,935	18.8%	28,987	19.3%	30,787	19.4%	16,144	18.8%	17,321	19.3%	18,114	19.2%
\$75,000 to \$99,999	11,201	7.8%	14,107	9.4%	16,646	10.5%	6,456	7.5%	8,235	9.2%	9,792	10.4%
\$100,000 to \$149,999	6,838	4.8%	9,235	6.1%	13,465	8.5%	4,262	5.0%	5,589	6.2%	8,011	8.5%
\$150,000 and over	3,965	2.8%	5,158	3.4%	6,821	4.3%	2,429	2.8%	3,188	3.6%	4,222	4.5%
Total	143,576	100%	150,310	100.0%	158,646	100.0%	85,743	100%	89,554	100%	94,177	100.0%
Median Household Income	\$37,166		\$40,028		\$43,833		\$36,666		\$39,800		\$43,736	

Estimated Income	Henderson County						Madison County					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	5,594	14.9%	5,555	14.0%	5,311	12%	2,081	18.3%	1,984	23.8%	1,831	21.0%
\$15,000 to \$24,999	5,588	14.9%	5,153	12.9%	4,851	11%	1,199	16.4%	1,135	13.6%	1,126	12.9%
\$25,000 to \$34,999	5,831	15.6%	6,018	15.1%	5,640	13%	1,205	15.1%	1,191	14.3%	1,075	12.3%
\$35,000 to \$49,999	7,158	19.1%	7,300	18.3%	7,938	19%	1,428	15.7%	1,458	17.5%	1,573	18.0%
\$50,000 to \$74,999	7,223	19.3%	7,766	19.5%	8,482	20%	1,337	19.3%	1,442	17.3%	1,544	17.7%
\$75,000 to \$99,999	3,181	8.5%	4,014	10.1%	4,731	11%	384	7.5%	612	7.4%	784	9.0%
\$100,000 to \$149,999	1,752	4.7%	2,513	6.3%	3,826	9%	264	5.1%	362	4.3%	575	6.6%
\$150,000 and over	1,140	3.0%	1,483	3.7%	1,958	5%	98	2.7%	141	1.7%	218	2.5%
Total	37,467	100.0%	39,802	100%	42,737	100%	7,996	100%	8,325	100%	8,726	100%
Median Household Income	\$38,109		\$41,524		\$45,518		\$30,985		\$33,758		\$38,159	

Table A-7: Household Income Distribution (continued)

	Transylvania County						Asheville					
	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total	2000 ²	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	1,950	15.8%	1,938	15.3%	1,846	14%	6,867	22.4%	6,565	21.3%	6,063	19.6%
\$15,000 to \$24,999	2,003	16.2%	1,815	14.4%	1,680	13%	4,921	16.0%	4,480	14.6%	4,147	13.4%
\$25,000 to \$34,999	1,608	13.0%	1,709	13.5%	1,688	13%	4,367	14.2%	4,331	14.1%	3,902	12.6%
\$35,000 to \$49,999	2,540	20.5%	2,346	18.6%	2,330	18%	5,232	17.0%	4,958	16.1%	5,190	16.8%
\$50,000 to \$74,999	2,231	18.0%	2,458	19.5%	2,647	20%	5,101	16.6%	5,197	16.9%	5,238	17.0%
\$75,000 to \$99,999	1,180	9.5%	1,246	9.9%	1,339	10%	2,090	6.8%	2,557	8.3%	2,790	9.0%
\$100,000 to \$149,999	560	4.5%	771	6.1%	1,053	8%	1,336	4.4%	1,688	5.5%	2,278	7.4%
\$150,000 and over	298	2.4%	346	2.7%	423	3%	774	2.5%	981	3.2%	1,269	4.1%
Total	12,370	100%	12,629	100.0%	13,006	100%	30,688	100%	30,757	100.0%	30,877	100.0%
Median Household Income	\$38,587		\$40,452		\$43,298		\$32,772		\$35,009		\$38,835	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Data is based on household incomes reported in 1999.

Source: U.S. Census 2000; Claritas, 2004; Bay Area Economics, 2004.

Table A-8: Age Distribution

Age	1990		2000		Average Annual Change 1990-2000
	Number	Percent of Total	Number	Percent of Total	
Asheville Regional Housing Consortium ¹					
Under 18	62,781	21.9%	73,825	21.4%	1.6%
18-24	26,463	9.2%	27,860	8.1%	0.5%
25-44	84,937	29.6%	95,733	27.8%	1.2%
45-54	31,864	11.1%	49,593	14.4%	4.5%
55-64	29,614	10.3%	36,932	10.7%	2.2%
65 and over	50,920	17.8%	60,529	17.6%	1.7%
Total	286,579	100.0%	344,472	100.0%	1.9%
Median Age	37.9		40.1		
Buncombe County (including Asheville)					
Under 18	38,935	22.3%	45,129	21.9%	1.5%
18-24	16,421	9.4%	17,755	8.6%	0.8%
25-44	54,454	31.1%	60,506	29.3%	1.1%
45-54	19,564	11.2%	30,644	14.9%	4.6%
55-64	17,227	9.9%	20,520	9.9%	1.8%
65 and over	28,220	16.1%	31,776	15.4%	1.2%
Total	174,821	100.0%	206,330	100.0%	1.7%
Median Age	36.8		38.9		
Henderson County					
Under 18	14,577	21.0%	18,552	20.8%	2.4%
18-24	5,256	7.6%	5,669	6.4%	0.8%
25-44	19,019	27.5%	23,246	26.1%	2.0%
45-54	7,502	10.8%	12,063	13.5%	4.9%
55-64	7,792	11.2%	10,302	11.6%	2.8%
65 and over	15,139	21.9%	19,341	21.7%	2.5%
Total	69,285	100.0%	89,173	100.0%	2.6%
Median Age	40.7		39.3		
Madison County					
Under 18	3,697	21.8%	4,172	21.2%	1.2%
18-24	2,089	12.3%	2,025	10.3%	-0.3%
25-44	4,684	27.6%	5,207	26.5%	1.1%
45-54	1,946	11.5%	2,903	14.8%	4.1%
55-64	1,703	10.0%	2,199	11.2%	2.6%
65 and over	2,834	16.7%	3,129	15.9%	1.0%
Total	16,953	100.0%	19,635	100.0%	1.5%
Median Age	36.9		39.3		

Table A-8: Age Distribution (continued)

	1990		2000		Average Annual Change 1990-2000
Age	Number	Percent of Total	Number	Percent of Total	
Transylvania County					
Under 18	5,572	21.8%	5,972	20.4%	0.7%
18-24	2,697	10.6%	2,411	8.2%	-1.1%
25-44	6,780	26.6%	6,774	23.1%	0.0%
45-54	2,852	11.2%	3,983	13.6%	3.4%
55-64	2,892	11.3%	3,911	13.3%	3.1%
65 and over	4,727	18.5%	6,283	21.4%	2.9%
Total	25,520	100%	29,334	100%	1.4%
Median Age	38.1		43.9		
Asheville					
Under 18	12,610	20.5%	13,492	19.6%	0.7%
18-24	5,980	9.7%	7,120	10.3%	1.8%
25-44	18,411	29.9%	19,764	28.7%	0.7%
45-54	6,035	9.8%	9,653	14.0%	4.8%
55-64	6,217	10.1%	6,263	9.1%	0.1%
65 and over	12,354	20.1%	12,597	18.3%	0.2%
Total	61,607	100%	68,889	100%	1.1%
Median Age	37.2		39.2		

Note: Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-9: Household Type by Jurisdiction, 2000

Household Type	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
Family Households	96,279	67.1%	55,661	64.9%	26,357	70.4%
Single-Person Households	39,725	27.7%	24,783	28.9%	9,627	25.7%
Other Households	7,506	5.2%	5,332	6.2%	1,430	3.8%
Total Households	143,510	100%	85,776	100%	37,414	100%

Household Type	Madison County		Transylvania County		Asheville	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
Family Households	5,595	69.9%	8,666	70.3%	16,737	54.5%
Single-Person Households	2,105	26.3%	3,210	26.1%	11,297	36.8%
Other Households	300	3.8%	444	3.6%	2,656	8.7%
Total Households	8,000	100%	12,320	100%	30,690	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-10: Household by Size, 2000

Household Size	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
1 person	39,725	27.7%	24,783	28.9%	9,627	25.7%
2 persons	55,606	38.7%	31,521	36.7%	15,755	42.1%
3 persons	22,835	15.9%	14,083	16.4%	5,491	14.7%
4 persons	16,606	11.6%	10,121	11.8%	4,212	11.3%
5 persons	5,971	4.2%	3,582	4.2%	1,578	4.2%
6 persons	1,858	1.3%	1,125	1.3%	493	1.3%
7 or more persons	909	0.6%	561	0.7%	258	0.7%
Total Households	143,510	100%	85,776	100%	37,414	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
1 person	2,105	26.3%	3,210	26.1%	11,297	36.8%
2 persons	3,078	38.5%	5,252	42.6%	10,788	35.2%
3 persons	1,420	17.8%	1,841	14.9%	4,264	13.9%
4 persons	941	11.8%	1,332	10.8%	2,691	8.8%
5 persons	332	4.2%	479	3.9%	1,061	3.5%
6 persons	94	1.2%	146	1.2%	369	1.2%
7 or more persons	30	0.4%	60	0.5%	220	0.7%
Total Households	8,000	100%	12,320	100%	30,690	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-11: Tenure by Household income, 2000

Tenure by Household Income	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied:						
Less than \$15,000	12,969	12.3%	7,317	12.1%	3,241	11.0%
\$15,000 to \$24,999	14,301	13.5%	7,994	13.3%	4,007	13.6%
\$25,000 to \$34,999	14,997	14.2%	8,540	14.2%	4,369	14.8%
\$35,000 to \$49,999	20,674	19.6%	11,480	19.0%	5,880	19.9%
\$50,000 to \$74,999	22,836	21.6%	13,303	22.1%	6,323	21.4%
\$75,000 to \$99,999	10,065	9.5%	5,652	9.4%	2,949	10.0%
\$100,000 to \$149,999	6,177	5.8%	3,744	6.2%	1,659	5.6%
\$150,000 or more	3,646	3.5%	2,245	3.7%	1,055	3.6%
Total	105,665	100%	60,275	100%	29,483	100%
Median Household Income	\$42,653		\$42,534		\$42,368	
Renter occupied:						
Less than \$15,000	11,737	31.0%	7,817	30.7%	2,316	29.2%
\$15,000 to \$24,999	7,646	20.2%	5,185	20.3%	1,515	19.1%
\$25,000 to \$34,999	6,210	16.4%	3,985	15.6%	1,509	19.0%
\$35,000 to \$49,999	6,054	16.0%	4,181	16.4%	1,220	15.4%
\$50,000 to \$74,999	4,097	10.8%	2,799	11.0%	937	11.8%
\$75,000 to \$99,999	1,095	2.9%	786	3.1%	251	3.2%
\$100,000 to \$149,999	675	1.8%	518	2.0%	113	1.4%
\$150,000 or more	331	0.9%	230	0.9%	70	0.9%
Total	37,845	100%	25,501	100%	7,931	100%
Median Household Income	\$23,902		\$24,513		\$25,696	

Note: ¹ Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-11: Tenure by Household income, 2000 (continued)

Tenure by Household Income	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied:						
Less than \$15,000	1,292	21.1%	1,119	11.4%	1,992	11.5%
\$15,000 to \$24,999	860	14.0%	1,440	14.7%	2,517	14.5%
\$25,000 to \$34,999	900	14.7%	1,188	12.1%	2,442	14.1%
\$35,000 to \$49,999	1,164	19.0%	2,150	22.0%	3,254	18.8%
\$50,000 to \$74,999	1,199	19.6%	2,011	20.6%	3,709	21.4%
\$75,000 to \$99,999	370	6.0%	1,094	11.2%	1,688	9.8%
\$100,000 to \$149,999	245	4.0%	529	5.4%	1,025	5.9%
\$150,000 or more	93	1.5%	253	2.6%	673	3.9%
Total	6,123	100%	9,784	100%	17,300	100%
Median Household Income	\$35,117		\$42,937		\$42,710	
Renter occupied:						
Less than \$15,000	781	41.6%	823	32.5%	4,947	36.8%
\$15,000 to \$24,999	348	18.5%	598	23.6%	2,444	18.2%
\$25,000 to \$34,999	300	16.0%	416	16.4%	1,958	14.6%
\$35,000 to \$49,999	258	13.7%	395	15.6%	1,947	14.5%
\$50,000 to \$74,999	138	7.4%	223	8.8%	1,382	10.3%
\$75,000 to \$99,999	21	1.1%	37	1.5%	378	2.8%
\$100,000 to \$149,999	26	1.4%	18	0.7%	267	2.0%
\$150,000 or more	5	0.3%	26	1.0%	105	0.8%
Total	1,877	100%	2,536	100%	13,428	100%
Median Household Income	\$20,174		\$22,696		\$21,978	

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-12: Income Distribution by Age of Householder, 1999

<u>Income Range</u>	Asheville Regional Housing Consortium¹					
	25-44		45-64		65 and older	
	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>
Less than \$15,000	5,919	12.1%	6,463	13.0%	10,313	26.9%
\$15,000 to \$24,999	7,044	14.4%	5,851	11.8%	7,346	19.2%
\$25,000 to \$34,999	8,117	16.5%	6,496	13.1%	5,602	14.6%
\$35,000 to \$49,999	10,648	21.7%	9,119	18.3%	6,025	15.7%
\$50,000 to \$74,999	10,939	22.3%	10,714	21.5%	4,807	12.5%
\$75,000 to \$99,999	3,562	7.3%	5,357	10.8%	2,116	5.5%
\$100,000 and above	2,856	5.8%	5,720	11.5%	2,137	5.6%
Total Households	49,085	100%	49,720	100%	38,346	100%

<u>Income Range</u>	Buncombe County (including Asheville)					
	25-44		45-64		65 and older	
	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>
Less than \$15,000	3,806	12.2%	3,835	12.9%	5,986	29.4%
\$15,000 to \$24,999	4,490	14.3%	3,638	12.2%	3,794	18.7%
\$25,000 to \$34,999	5,075	16.2%	3,981	13.4%	2,937	14.4%
\$35,000 to \$49,999	6,890	22.0%	5,189	17.4%	2,981	14.7%
\$50,000 to \$74,999	6,834	21.8%	6,591	22.2%	2,408	11.8%
\$75,000 to \$99,999	2,356	7.5%	2,881	9.7%	1,077	5.3%
\$100,000 and above	1,860	5.9%	3,626	12.2%	1,145	5.6%
Total Households	31,311	100%	29,741	100%	20,328	100%

<u>Income Range</u>	Henderson County					
	25-44		45-64		65 and older	
	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>
Less than \$15,000	1,250	10.7%	1,460	11.6%	2,586	21.6%
\$15,000 to \$24,999	1,642	14.0%	1,376	10.9%	2,284	19.0%
\$25,000 to \$34,999	1,957	16.7%	1,671	13.3%	1,993	16.6%
\$35,000 to \$49,999	2,431	20.8%	2,432	19.3%	2,067	17.2%
\$50,000 to \$74,999	2,852	24.4%	2,582	20.5%	1,678	14.0%
\$75,000 to \$99,999	869	7.4%	1,612	12.8%	683	5.7%
\$100,000 and above	699	6.0%	1,471	11.7%	707	5.9%
Total Households	11,700	100%	12,604	100%	11,998	100%

<u>Income Range</u>	Madison County					
	25-44		45-64		65 and older	
	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>	<u># HHs</u>	<u>Percent</u>
Less than \$15,000	400	15.0%	581	20.3%	933	45.7%
\$15,000 to \$24,999	372	13.9%	342	12.0%	436	21.4%
\$25,000 to \$34,999	505	18.9%	400	14.0%	200	9.8%
\$35,000 to \$49,999	570	21.3%	580	20.3%	213	10.4%
\$50,000 to \$74,999	573	21.5%	581	20.3%	144	7.1%
\$75,000 to \$99,999	137	5.1%	182	6.4%	65	3.2%
\$100,000 and above	113	4.2%	191	6.7%	50	2.4%
Total Households	2,670	100%	2,857	100%	2,041	100%

Table A-12: Income Distribution by Age of Householder, 1999 (continued)

Income Range	Transylvania County					
	25-44		45-64		65 and older	
	# HHs	Percent	# HHs	Percent	# HHs	Percent
Less than \$15,000	463	13.6%	587	13.0%	808	20.3%
\$15,000 to \$24,999	540	15.9%	495	11.0%	832	20.9%
\$25,000 to \$34,999	580	17.0%	444	9.8%	472	11.9%
\$35,000 to \$49,999	757	22.2%	918	20.3%	764	19.2%
\$50,000 to \$74,999	680	20.0%	960	21.2%	577	14.5%
\$75,000 to \$99,999	200	5.9%	682	15.1%	291	7.3%
\$100,000 and above	184	5.4%	432	9.6%	235	5.9%
Total Households	3,404	100%	4,518	100%	3,979	100%

Income Range	Asheville					
	25-44		45-64		65 and older	
	# HHs	Percent	# HHs	Percent	# HHs	Percent
Less than \$15,000	1,882	17.9%	1,704	18.0%	2,444	28.9%
\$15,000 to \$24,999	1,530	14.6%	1,313	13.8%	1,552	18.3%
\$25,000 to \$34,999	1,645	15.6%	1,272	13.4%	1,146	13.5%
\$35,000 to \$49,999	2,124	20.2%	1,475	15.5%	1,328	15.7%
\$50,000 to \$74,999	1,966	18.7%	1,941	20.5%	1,039	12.3%
\$75,000 to \$99,999	704	6.7%	862	9.1%	459	5.4%
\$100,000 and above	664	6.3%	922	9.7%	500	5.9%
Total Households	10,515	100%	9,489	100%	8,468	100%

Note: ¹Data is based on household incomes reported in 1999.

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

Table A-13: Income Levels of Low-and Moderate-Income Households by Jurisdiction and Tenure, 2000

Asheville Regional Housing Consortium	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	7,657	20.2%	7,092	6.7%	14,749	10.3%
31% to 50% of Median Family Income	6,380	16.9%	9,214	8.7%	15,594	10.9%
51% to 80% of Median Family Income	8,208	21.7%	17,446	16.5%	25,654	17.9%
Above 80% of Median Family Income	15,593	41.2%	71,847	68.0%	87,440	61.0%
Total Households	37,838	100%	105,599	100%	143,437	100%

Buncombe County (including Asheville)	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	5,053	19.8%	3,869	6.4%	8,922	10.4%
31% to 50% of Median Family Income	4,267	16.7%	5,101	8.5%	9,368	10.9%
51% to 80% of Median Family Income	5,284	20.7%	9,887	16.4%	15,171	17.7%
Above 80% of Median Family Income	10,871	42.7%	41,417	68.7%	52,288	61.0%
Total Households	25,475	100%	60,274	100%	85,749	100%

Henderson County	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	1,571	19.8%	1,726	5.9%	3,297	8.8%
31% to 50% of Median Family Income	1,275	16.1%	2,592	8.8%	3,867	10.3%
51% to 80% of Median Family Income	1,772	22.3%	4,881	16.6%	6,653	17.8%
Above 80% of Median Family Income	3,315	41.8%	20,268	68.8%	23,583	63.1%
Total Households	7,933	100%	29,467	100%	37,400	100%

Madison County	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	509	26.9%	819	13.4%	1,328	16.6%
31% to 50% of Median Family Income	387	20.5%	687	11.3%	1,074	13.5%
51% to 80% of Median Family Income	440	23.3%	1,037	17.0%	1,477	18.5%
Above 80% of Median Family Income	553	29.3%	3,549	58.3%	4,102	51.4%
Total Households	1,889	100%	6,092	100%	7,981	100%

Transylvania County	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	524	20.6%	678	6.9%	1,202	9.8%
31% to 50% of Median Family Income	451	17.7%	834	8.5%	1,285	10.4%
51% to 80% of Median Family Income	712	28.0%	1,641	16.8%	2,353	19.1%
Above 80% of Median Family Income	854	33.6%	6,613	67.7%	7,467	60.7%
Total Households	2,541	100%	9,766	100%	12,307	100%

Asheville	Renter Households		Owner Households		Total Households	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
0% to 30% of Median Family Income	3,184	23.7%	1,025	5.9%	4,209	13.7%
31% to 50% of Median Family Income	2,414	18.0%	1,445	8.4%	3,859	12.6%
51% to 80% of Median Family Income	2,523	18.8%	2,755	15.9%	5,278	17.2%
Above 80% of Median Family Income	5,290	39.4%	12,065	69.8%	17,355	56.5%
Total Households	13,411	100%	17,290	100%	30,701	100%

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-14: Income Distribution¹ by Race and Ethnicity, 2000

Asheville Regional Housing Consortium²	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	14,749	10.3%	12,305	9.3%	366	14.4%	72	11.6%	1,711	24.4%	41	10.0%
Very Low Income (31% to 50%)	15,594	10.9%	13,515	10.3%	425	16.7%	38	6.1%	1,351	19.3%	47	11.5%
Low Income (51% to 80%)	25,654	17.9%	23,370	17.8%	652	25.6%	91	14.6%	1,251	17.8%	96	23.5%
(Above 80%)	87,440	61.0%	82,419	62.6%	1,104	43.3%	421	67.7%	2,703	38.5%	224	54.9%
Total	143,437	100%	131,609	100%	2,547	100%	622	100%	7,016	100%	408	100%

Buncombe County (including Asheville)	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	8,922	10.4%	7,145	9.2%	199	15.0%	60	13.1%	1,349	23.7%	29	11.7%
Very Low Income (31% to 50%)	9,368	10.9%	7,875	10.2%	174	13.1%	30	6.6%	1,129	19.8%	24	9.7%
Low Income (51% to 80%)	15,171	17.7%	13,545	17.5%	318	23.9%	69	15.1%	1,060	18.6%	45	18.2%
(Above 80%)	52,288	61.0%	48,695	63.0%	639	48.0%	298	65.2%	2,159	37.9%	149	60.3%
Total	85,749	100%	77,260	100%	1,330	100%	457	100%	5,697	100%	247	100%

Henderson County	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	3,297	8.8%	2,790	8.0%	155	13.8%	4	3.6%	274	30.9%	4	3.4%
Very Low Income (31% to 50%)	3,867	10.3%	3,350	9.6%	247	22.0%	4	3.6%	161	18.2%	23	19.7%
Low Income (51% to 80%)	6,653	17.8%	6,110	17.6%	312	27.8%	14	12.7%	119	13.4%	33	28.2%
(Above 80%)	23,583	63.1%	22,540	64.8%	408	36.4%	88	80.0%	333	37.5%	57	48.7%
Total	37,400	100%	34,790	100%	1,122	100%	110	100%	887	100%	117	100%

Madison County	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	1,328	16.6%	1,270	16.3%	4	7.4%	8	20.0%	8	17.4%	0	0.0%
Very Low Income (31% to 50%)	1,074	13.5%	1,065	13.6%	4	7.4%	4	10.0%	8	17.4%	0	0.0%
Low Income (51% to 80%)	1,477	18.5%	1,470	18.8%	4	7.4%	8	20.0%	4	8.7%	4	100.0%
(Above 80%)	4,102	51.4%	4,005	51.3%	42	77.8%	20	50.0%	26	56.5%	0	0.0%
Total	7,981	100%	7,810	100%	54	100%	40	100%	46	100%	4	100%

Transylvania County	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	1,202	9.8%	1,100	9.4%	8	19.5%	0	0.0%	80	20.7%	8	20.0%
Very Low Income (31% to 50%)	1,285	10.4%	1,225	10.4%	0	0.0%	0	0.0%	53	13.7%	0	0.0%
Low Income (51% to 80%)	2,353	19.1%	2,245	19.1%	18	43.9%	0	0.0%	68	17.6%	14	35.0%
(Above 80%)	7,467	60.7%	7,179	61.1%	15	36.6%	15	100.0%	185	47.9%	18	45.0%
Total	12,307	100%	11,749	100%	41	100%	15	100%	386	100%	40	100%

Asheville	All HHs		White (Non-Hisp.)		Hispanic (All Races)		Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
Extremely Low Income (0% to 30%)	4,209	13.7%	2,660	10.8%	133	18.8%	20	9.8%	1,254	26.5%	25	26.3%
Very Low Income (31% to 50%)	3,859	12.6%	2,705	11.0%	73	10.3%	10	4.9%	1,005	21.2%	8	8.4%
Low Income (51% to 80%)	5,278	17.2%	4,215	17.1%	154	21.7%	29	14.1%	845	17.9%	18	18.9%
(Above 80%)	17,355	56.5%	15,010	61.0%	349	49.2%	146	71.2%	1,629	34.4%	44	46.3%
Total	30,701	100%	24,590	100%	709	100%	205	100%	4,733	100%	95	100%

Notes: ¹Income distribution based on CHAS data; ²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

Table A-15: Units in Structure, 2000

Units in Structure	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
1-unit detached	106,133	65.4%	58,706	62.5%	29,306	68.2%
1-unit attached	4,171	2.6%	2,519	2.7%	1,272	3.0%
2 to 4 units	8,752	5.4%	5,557	5.9%	2,288	5.3%
5 to 9 units	5,367	3.3%	4,404	4.7%	669	1.6%
10 to 49 units	3,343	2.1%	2,692	2.9%	426	1.0%
50 or more units	2,174	1.3%	1,956	2.1%	205	0.5%
Mobile Home	32,046	19.8%	18,054	19.2%	8,699	20.2%
Boat, RV, van, etc.	258	0.2%	85	0.1%	131	0.3%
Total Units	162,244	100%	93,973	100%	42,996	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
1-unit detached	6,412	66.0%	11,709	75.3%	19,834	59.0%
1-unit attached	104	1.1%	276	1.8%	1,327	3.9%
2 to 4 units	299	3.1%	608	3.9%	3,899	11.6%
5 to 9 units	50	0.5%	244	1.6%	3,331	9.9%
10 to 49 units	114	1.2%	111	0.7%	1,910	5.7%
50 or more units	13	0.1%	0	0.0%	1,644	4.9%
Mobile Home	2,699	27.8%	2,594	16.7%	1,610	4.8%
Boat, RV, van, etc.	31	0.3%	11	0.1%	41	0.1%
Total Units	9,722	100%	15,553	100%	33,596	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-16: Building Permits

Year	Asheville Regional Housing Consortium ¹				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	2,179	60	32	294	2,565
2001	2,329	100	88	1,084	3,601
2002	2,569	126	262	652	3,609
2003	2,699	74	84	246	3,103
2004*	1,861	317	81	329	2,588
Total	11,637	677	547	2,605	15,466

Year	Buncombe County (including Asheville)				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	991	52	29	255	1,327
2001	1,142	80	61	868	2,151
2002	1,330	104	132	592	2,158
2003	1,394	46	63	234	1,737
2004*	1,001	303	51	252	1,607
Total	5,858	585	336	2,201	8,980

Year	Henderson County				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	670	8	3	39	720
2001	708	20	27	216	971
2002	799	22	130	60	1,011
2003	850	28	21	12	911
2004*	503	14	30	77	624
Total	3,530	92	211	404	4,237

Year	Madison County				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	143	0	0	0	143
2001	134	0	0	0	134
2002	119	0	0	0	119
2003	153	0	0	0	153
2004*	99	0	0	0	99
Total	648	0	0	0	648

Table A-16: Building Permits (continued)

Year	Transylvania County ²				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	375	0	0	0	375
2001	345	0	0	0	345
2002	321	0	0	0	321
2003	302	0	0	0	302
2004*	258	0	0	0	258
Total	1,601	0	0	0	1,601

Year	Asheville				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	163	12	21	185	381
2001	199	46	8	16	269
2002	208	34	24	239	505
2003	230	16	17	136	399
2004*	265	30	3	0	298
Total	1,065	138	73	576	1,852

Note: ¹Data for January to July of 2004

²Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

³Permit numbers for Transylvania County are directly from the Transylvania County Office of Building Permitting and Enforcement.

⁴Multifamily permits are not recorded and thus, not noted in table.

Source: U.S. Census, 2000; *SOCDS Building Permits Database; Bay Area Economics, 2004.

Table A-17: Tenure by Plumbing Facilities, 2000.

	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied	105,665	73.6%	60,275	70.3%	29,483	78.8%
Complete plumbing facilities	105,279	73.4%	60,122	70.1%	29,363	78.5%
Lacking complete plumbing facilities	386	0.3%	153	0.2%	120	0.3%
Renter occupied	37,845	26.4%	25,501	29.7%	7,931	21.2%
Complete plumbing facilities	37,664	26.2%	25,382	29.6%	7,908	21.1%
Lacking complete plumbing facilities	181	0.1%	119	0.1%	23	0.1%
Total	143,510	100%	85,776	100%	37,414	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Owner occupied	6,123	76.5%	9,784	79.4%	17,300	56.3%
Complete plumbing facilities	6,042	75.5%	9,752	79.2%	17,274	56.2%
Lacking complete plumbing facilities	81	1.0%	32	0.3%	26	0.1%
Renter occupied	1,877	23.5%	2,536	20.6%	13,428	43.7%
Complete plumbing facilities	1,838	23.0%	2,536	20.6%	13,352	43.5%
Lacking complete plumbing facilities	39	0.5%	0	0.0%	76	0.2%
Total	8,000	100%	12,320	100%	30,728	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-18: Year Structure Built, 2000

Year Structure Built	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Built 1990 to March 2000	38,860	24.0%	20,865	22.2%	11,873	27.6%
Built 1980 to 1989	30,392	18.7%	16,067	17.1%	9,232	21.5%
Built 1970 to 1979	28,693	17.7%	15,490	16.5%	8,514	19.8%
Built 1960 to 1969	20,079	12.4%	12,470	13.3%	4,758	11.1%
Built 1950 to 1959	15,407	9.5%	9,692	10.3%	3,540	8.2%
Built 1940 to 1949	10,458	6.4%	6,604	7.0%	2,103	4.9%
Built 1939 or earlier	18,355	11.3%	12,785	13.6%	2,976	6.9%
Total	162,244	100%	93,973	100%	42,996	100%

Year Structure Built	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Built 1990 to March 2000	2,325	23.9%	3,797	24.4%	4,082	12.2%
Built 1980 to 1989	1,803	18.5%	3,290	21.2%	4,042	12.0%
Built 1970 to 1979	1,610	16.6%	3,079	19.8%	4,472	13.3%
Built 1960 to 1969	1,093	11.2%	1,758	11.3%	5,087	15.1%
Built 1950 to 1959	819	8.4%	1,356	8.7%	5,185	15.4%
Built 1940 to 1949	657	6.8%	1,094	7.0%	3,140	9.3%
Built 1939 or earlier	1,415	14.6%	1,179	7.6%	7,588	22.6%
Total	9,722	100%	15,553	100%	33,596	100.0%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

Table A-19: Vacancy Status, 2000

	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Occupied	143,510	88.5%	85,776	91.3%	37,414	87.0%
Vacant	18,734	11.5%	8,197	8.7%	5,582	13.0%
For rent	3,232	2.0%	2,196	2.3%	702	1.6%
For sale only	2,358	1.5%	1,422	1.5%	655	1.5%
Rented or sold, not occupied	1,758	1.1%	910	1.0%	499	1.2%
For seasonal, recreational, or occasional use	8,334	5.1%	2,119	2.3%	3,062	7.1%
For migrant workers	171	0.1%	16	0.0%	135	0.3%
Other	2,881	1.8%	1,534	1.6%	529	1.2%
Total	162,244	100.0%	93,973	100.0%	42,996	100.0%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Occupied	8,000	82.3%	12,320	79.2%	30,728	91.5%
Vacant	1,722	17.7%	3,233	20.8%	2,868	8.5%
For rent	195	2.0%	139	0.9%	1,133	3.4%
For sale only	148	1.5%	133	0.9%	604	1.8%
Rented or sold, not occupied	248	2.6%	101	0.6%	308	0.9%
For seasonal, recreational, or occasional use	753	7.7%	2,400	15.4%	285	0.8%
For migrant workers	20	0.2%	0	0.0%	5	0.0%
Other	358	3.7%	460	3.0%	533	1.6%
Total	9,722	100.0%	15,553	100.0%	33,596	100.0%

Note: ¹ Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-20: Low-Income Housing Tax Credit Projects in the Consortium

Project Name	Project Address	City	Zip Code	Units
Buncombe County				
Duplex	9 Short Street	Asheville	28801	2
77 Starnes Avenue	77 Starnes Avenue	Asheville	28801	1
37 Courtland Avenue	37 Courtland Avenue	Asheville	28801	6
Woodcroft Apartments	165 Coleman Avenue	Asheville	28801	112
Mountain Spring Apartments ¹	Martin Luther King Blvd	Asheville	28801	44
River Glen	Glenn Bridge Road	Arden	28704	38
Woodridge Apartments**	61 Bingham Road	Asheville	28806	96
NHS Scattered Sites	Broad Street & Montford Avenue	Asheville	28801	16
Crowell Square Apartments ¹	59 West Oakview Road	Asheville	28806	40
Dunbar Place Apartments	Peacock Lane	Arden	28704	74
Ledgewood Village	15 Future Drive	Asheville	28802	180
Wind Ridge	Eliada Home Road	Asheville	28806	40
Overlook Apartments ¹	Barlett Street	Asheville	28801	48
Compton Place ¹	Eliada Home Road	Asheville	28806	40
Life House	Peachtree Rd	Asheville	28803	20
Northpoint Commons ²	Reynolds Mountain Blvd	Woodfin	28804	39
The Griffin ²	Grove St	Asheville	28801	50
Battery Park Apartments ³	Battle Square	Asheville	28801	122
Henderson County				
Cedar Bluff Apartments	114 Francis Road	Hendersonville	28793	64
Hillside Commons ^{1,2}	Spartanburg Hwy	Hendersonville	28793	36
Highland View ²	Spartanburg Hwy	Hendersonville	28793	28
Madison County				
Mashburn Gap Apartments	Mashburn Hill Road	Marshall	28753	34

Table A-20: Low-Income Housing Tax Credit Projects in the Consortium (continued)

Transylvania County

Laurel Village ²	Outland Avenue	Brevard	28712	28
Cedar Hill Apartments	Hospital Drive	Brevard	28712	33
English Hills ²	Hillview Street	Brevard	28712	48

Total				1239
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Note: ¹denotes projects specifically for elderly.

²denotes projects under construction or in pre-development phase.

³denotes projects under renovation.

**This complex has 96 low-income units and 160 total units

Source: HUD, 2004; Bay Area Economics, 2004

Table A-21: Existing Section 8 Housing Units by Jurisdiction

Buncombe County	Expiration Date	Total Units
ANDREWS GARDENS APARTMENTS	2/3/2005	14
ASHEVILLE TERRACE APARTMENTS	4/16/2011	248
AS BUNCOMBE CO. GROUP HOME #1	11/13/2013	6
ARROWHEAD APARTMENTS	4/3/2005	116
ARC/HDS BUNCOMBE CO ICF/MR	8/31/2004	5
CHC OF BUNCOMBE CO.	9/18/2014	6
DUNSTAN MANOR GROUP HOME	9/22/2004	7
GIVENS ESTATES	5/14/2005	78
WNC MARNE ROAD GROUP HOME	2/3/2004	6
LAUREL WOODS APARTMENTS ¹	2/24/2006	50
LEDGEWOOD VILLAGE	4/30/2016	154
SPRUCE HILL APARTMENTS	7/31/2005	70
VANDERBILT APTS ¹	8/31/2004	96
WNC AUTISTIC GROUP HOME ¹	10/23/2004	5
WNC KING DRIVE APTS ¹	2/6/2005	8
WNC NANTAHALA STREET APTS ¹	5/7/2005	10
WNC-RIDGE APARTMENTS ¹	9/18/2006	8
WNC COMMUNITY HOMES #4 ¹	11/30/2013	6
ROSS CREEK COMMONS	12/4/2008	0
Total		893
Henderson County		
EAST WINDS APARTMENTS	10/14/2004	29
Total		29
Transylvania County		
BALSAM GROVE APARTMENTS	10/17/2004	40
Total		40

Note: ¹denotes properties that will either renew or remain affordable

Source: HUD; Bay Area Economics, 2004

Table A-22: Contract Rent, 2000

	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than \$300	7,227	19.6%	4,269	17.0%	1563	16.9%
\$300 to \$399	6,759	18.3%	4,286	17.1%	3,161	34.2%
\$400 to \$499	6,975	18.9%	4,979	19.8%	1,587	17.2%
\$500 to \$599	5,013	13.6%	3,955	15.7%	758	8.2%
\$600 to \$699	3,269	8.9%	2,612	10.4%	492	5.3%
\$700 to \$799	1,769	4.8%	1,325	5.3%	357	3.9%
\$800 to \$899	850	2.3%	646	2.6%	152	1.6%
\$900 to \$999	385	1.0%	266	1.1%	119	1.3%
\$1,000 or more	939	2.5%	667	2.7%	239	2.6%
No cash rent	3,650	9.9%	2,110	8.4%	818	8.8%
Total	36,836	100%	25,115	100%	9,246	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than \$300	728	44.4%	667	27.2%	2613	19.5%
\$300 to \$399	287	17.5%	638	26.1%	1,881	14.0%
\$400 to \$499	139	8.5%	270	11.0%	2,603	19.4%
\$500 to \$599	85	5.2%	215	8.8%	2,362	17.6%
\$600 to \$699	36	2.2%	129	5.3%	1713	12.8%
\$700 to \$799	17	1.0%	70	2.9%	770	5.7%
\$800 to \$899	6	0.4%	46	1.9%	329	2.5%
\$900 to \$999	0	0.0%	0	0.0%	132	1.0%
\$1,000 or more	15	0.9%	18	0.7%	350	2.6%
No cash rent	326	19.9%	396	16.2%	651	4.9%
Total	1,639	100%	2,449	100%	13,404	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat
Buncombe County								
Cranbrook at Biltmore Park		1BR/1BA	\$ 705 - \$ 925		745 - 1176	\$0.95 - \$0.79		
300 Cranbrook Drive		2BR/2BA	\$ 790 - \$ 920	Trash Pickup	957 - 1101	\$0.83 - \$0.84	94%	electric
Arden, NC 28704		3BR/2.5BA	\$ 1,205 - \$ 1,330		1488 - 1557	\$0.81 - \$0.85		
888.351.5485	276							
Forest at Biltmore Park	132	1BR/1BA	\$ 665 - \$ 790	None	750 - 1026	\$0.89 - \$0.77		
300 Long Shoals Road	158	2BR/2BA	\$ 790 - \$ 850		1026 - 1026	\$0.77 - \$0.83	95%	electric
Arden, NC 28704	66	3BR/2BA	\$ 915 - \$ 975		1196 - 1196	\$0.77 - \$0.82		
888.253.6964	36	Loft						
	392							
Monarch Woods, LLC	19	2BR/1BA	\$ 600 - \$ 600	Trash Pickup	900 - 900	\$0.67 - \$0.67	85-90%	Central Air Pump
60 Queens Road	37	2BR/2BA	\$ 770 - \$ 770		1000 - 1000	\$0.77 - \$0.77		
Candler, NC	56							
828.670.8030								
Spicewood								
Spicewood Road	10	2BR/2BA	\$ 695 - \$ 725	None	896 - 1002	\$0.78 - \$0.72	100%	Heat pump
Weaverville, NC 28787								
828.215.3345								
City of Asheville								
Ascot Point Village	92	1BR/1BA	\$ 582 - \$ 660	None	685 - 771	\$0.85 - \$0.86		
23 Ascot Point Circle	192	2BR/2BA	\$ 695 - \$ 768		950 - 1035	\$0.73 - \$0.74	55%	electric
Asheville, NC 28803	50	3BR/2BA	\$ 850 - \$ 875		1456 - 1456	\$0.58 - \$0.60		
877.640.9850	334							
Canteberi Place		1BR/1BA F	\$ 475 - \$ 475	Free Water/Sewer	688 - 688	\$0.69 - \$0.69		
1 Canteberi Court		2BR/1BA TL	\$ 565 - \$ 565		910 - 910	\$0.62 - \$0.62	94%	electric
Asheville, NC 28806		3BR/1BA TH	\$ 595 - \$ 595		1156 - 1156	\$0.51 - \$0.51		
828.252.9882		4BR/1.5BA TH	\$ 625 - \$ 625		1193 - 1193	\$0.52 - \$0.52		
	130							

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat
Eastwood Village	24	1BR/1BA	\$ 660 - \$ 705	Trash Pickup	708 - 708	\$0.93 - \$1.00	97%	Heat pump
32 Olde Eastwood Village Blvd.	116	2BR/2BA	\$ 760 - \$ 825	Water/Sewer	964 - 964	\$0.79 - \$0.86		
Asheville, NC 28803	140							
866.293.6455								
Haw Creek Mews		1BR/1BA	\$ 575 - \$ 595		750 - 750	\$0.77 - \$0.79		
145 Haw Creek Drive		2BR/1BA	\$ 660 - \$ 680	Trash Pickup	941 - 941	\$0.70 - \$0.72		
Asheville, NC 28805		2BR/1.5BA	\$ 690 - \$ 720	Water/Sewer	1154 - 1154	\$0.60 - \$0.62	96%	electric
877.411.9709		2BR/2BA	\$ 730 - \$ 730		1156 - 1156	\$0.63 - \$0.63		
		2BR/2.5BA	\$ 690 - \$ 720		1154 - 1154	\$0.60 - \$0.62		
		3BR/2BA	\$ 835 - \$ 855		1163 - 1163	\$0.72 - \$0.74		
	250	3BR/2.5BA	\$ 930 - \$ 930		1705 - 1705	\$0.55 - \$0.55		
Manor Ridge Apartments	10	1BR/1BA	\$ 530 - \$ 530	Water/Sewer	750 - 750	\$0.71 - \$0.71		
130 North Ridge Drive	90	2BR/2BA	\$ 610 - \$ 610		1000 - 1000	\$0.61 - \$0.61	89%	electric
Asheville, NC 28804	20	3BR/2BA	\$ 690 - \$ 690		1175 - 1175	\$0.59 - \$0.59		
866.863.4311	120							
Pinnacle Ridge Apartments	12	1BR/1BA	\$ 620 - \$ 635		760 - 760	\$0.82 - \$0.84		
600 Merrimon Avenue	136	2BR/1BA	\$ 680 - \$ 720	Water Sewer	816 - 912	\$0.83 - \$0.79	97%	gas
Asheville, NC 28804	12	3BR/1BA	\$ 765 - \$ 765		1038 - 1038	\$0.74 - \$0.74		
888.740.1137	6	3BR/2BA	\$ 800 - \$ 800		1200 - 1200	\$0.67 - \$0.67		
	166							
River Ridge Apartments	76	1BR/1BA	\$ 660 - \$ 715		776 - 810	\$0.85 - \$0.88		
1906 River Ridge Drive	30	2BR/1BA	\$ 785 - \$ 805	Trash Pickup	1003 - 1003	\$0.78 - \$0.80	94%	electric
Asheville, NC 28803	50	2BR/1.5BA	\$ 800 - \$ 820		1036 - 1036	\$0.77 - \$0.79		
888.841.5635	40	2BR/2BA	\$ 845 - \$ 865		1166 - 1,166	\$0.72 - \$0.74		
	56	3BR/2BA	\$ 950 - \$ 1,075		1280 - 1433	\$0.74 - \$0.75		
	252							

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat
Turtle Creek Apartments		Studio	\$ 505 - \$ 505	Trash Pickup	407 - 432	\$1.24 - \$1.17		
99 Turtle Creek Dr.		1BR/1BA	\$ 525 - \$ 660	Water/Sewer	505 - 686	\$1.04 - \$0.96	96%	electric
Asheville, NC 28803		2BR/1.5BA	\$ 765 - \$ 915		1070 - 1858	\$0.71 - \$0.49		
866.862.9431		2BR/2BA	\$ 665 - \$ 770		862 - 909	\$0.77 - \$0.85		
	384							
Westmont Commons	78	1BR/1BA	\$ 595 - \$ 615	Trash Pickup	838 - 838	\$0.71 - \$0.73		
120 Chamberlain Drive	90	2BR/2BA	\$ 675 - \$ 715	Water/Sewer	1067 - 1109	\$0.63 - \$0.64	90%	electric
Asheville, NC 28806	12	3BR/2BA	\$ 850 - \$ 870		1295 - 1295	\$0.66 - \$0.67		
866.754.6517								
	180							
Woodland Hills Apartments	36	1BR/1BA	\$ 670 - \$ 670		683 - 683	\$0.98 - \$0.98		
50 Barnwood Drive	162	2BR/2BA	\$ 755 - \$ 820	Water	966 - 983	\$0.78 - \$0.83	90%	electric
Asheville, NC 28804	18	3BR/2BA	\$ 910 - \$ 910		1226 - 1226	\$0.74 - \$0.74		
866.224.4936	216							
Henderson County								
Not Available								
Madison County								
Not Available								

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat
Transylvania County								
French Broad Apartments								
Gallimore Road Brevard, NC 28712	20	2BR	\$ 500 - \$ 500	Trash Pickup Water	962 - 962	\$0.52 - \$0.52	90%	Electric
Morgan Manor 600 Greenville Hwy Brevard, NC 28712 828.884.3668	24	1BR	\$ 400 - \$ 400	Trash Pickup	645 - 645	\$0.62 - \$0.62	98%	Heat Pump
	24	2BR	\$ 450 - \$ 450		804 - 804	\$0.56 - \$0.56		
	48							
Mountain Glen 215 Gallimore Road Brevard, NC 28712 828.884.2725	20	1BR	\$ 504 - \$ 504	Trash Pickup	720 - 720	\$0.70 - \$0.70	98%	Heat Pump
	8	2BR	\$ 584 - \$ 584	Water	872 - 872	\$0.67 - \$0.67		
	28*							
Norma Clayton Realty⁴ 262 South Caldwell Street Brevard, NC 28712 800.372.3668	200	Efficiency H	\$ 350 - \$ 350	In furnished rentals only				gas/electric
		Studio	\$ 350 - \$ 350					
		1BR/1BA	\$ 400 - \$ 400					
		2BR/1BA	\$ 450 - \$ 450					
		3BR/2BA	\$ 600 - \$ 600					
		4BR/3BA	\$ 1,150 - \$ 1,150					
Rivermoor Apartments N Country Club Road Brevard, NC 28712	4	2 BR	\$ 490 - \$ 490	Trash Pickup	831 - 831	\$0.59 - \$0.59	100%	Heat Pump
	4	3 BR	\$ 650 - \$ 650	Water	956 - 956	\$0.68 - \$0.68		
	8							

Source: Apartments.com; ²Apartment Finder (July 2004); ³Apartmentguide.com; ⁴Land of Sky Regional Council; ⁵Mature Living Choices (Summer 2004)

Table A-24: Gross Rent as a Percentage of Household Income, 2000.

	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	2,206	5.8%	1,349	5.4%	532	6.1%
10 to 19 percent	10,554	27.8%	6,403	25.5%	3,187	36.4%
20 to 29 percent	8,390	22.1%	5,997	23.9%	1,560	17.8%
30 to 49 percent	6,376	16.8%	4,428	17.6%	1,375	15.7%
50 percent or more	6,114	16.1%	4,363	17.4%	1,123	12.8%
Not computed	4,326	11.4%	2,575	10.3%	986	11.3%
Total	37,966	100%	25,115	100%	8,763	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	151	9.2%	174	7.1%	695	5.2%
10 to 19 percent	383	23.4%	581	23.7%	3,187	23.8%
20 to 29 percent	284	17.3%	549	22.4%	3,145	23.5%
30 to 49 percent	221	13.5%	352	14.4%	2,732	20.4%
50 percent or more	249	15.2%	379	15.5%	2,697	20.1%
Not computed	351	21.4%	414	16.9%	948	7.1%
Total	1,639	100%	2,449	100%	13,404	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-24: Gross Rent as a Percentage of Household Income, 2000

	Asheville Regional Housing Consortium¹		Buncombe County (including Asheville)		Henderson County	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	2,206	5.8%	1,349	5.4%	532	6.1%
10 to 19 percent	10,554	27.8%	6,403	25.5%	3,187	36.4%
20 to 29 percent	8,390	22.1%	5,997	23.9%	1,560	17.8%
30 to 49 percent	6,376	16.8%	4,428	17.6%	1,375	15.7%
50 percent or more	6,114	16.1%	4,363	17.4%	1,123	12.8%
Not computed	4,326	11.4%	2,575	10.3%	986	11.3%
Total	37,966	100%	25,115	100%	8,763	100%

	Madison County		Transylvania County		Asheville	
	2000	Percent of Total	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	151	9.2%	174	7.1%	695	5.2%
10 to 19 percent	383	23.4%	581	23.7%	3,187	23.8%
20 to 29 percent	284	17.3%	549	22.4%	3,145	23.5%
30 to 49 percent	221	13.5%	352	14.4%	2,732	20.4%
50 percent or more	249	15.2%	379	15.5%	2,697	20.1%
Not computed	351	21.4%	414	16.9%	948	7.1%
Total	1,639	100%	2,449	100%	13,404	100%

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-25a: Housing Assistance Needs of Asheville Regional Housing Consortium, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Households
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	3,487	4,617	775	5,158	14,037	9,022	7,278	16,306	30,343
Extremely Low Income (0% to 30% AMI)	2,020	2,532	343	2,762	7,657	3,931	3,155	7,092	14,749
Percent with any Housing Problems	53%	74%	76%	68%	66%	66%	71%	68%	67%
Percent with Cost Burden > 30%	52%	72%	69%	67%	65%	65%	69%	67%	66%
Percent with Cost Burden > 50%	36%	61%	53%	59%	53%	37%	55%	45%	49%
Very Low Income (31% to 50% AMI)	1,467	2,085	432	2,396	6,380	5,091	4,123	9,214	15,594
Percent with any Housing Problems	48%	64%	79%	70%	64%	30%	57%	42%	51%
Percent with Cost Burden > 30%	48%	61%	50%	70%	60%	30%	55%	41%	49%
Percent with Cost Burden > 50%	24%	17%	3%	35%	24%	14%	32%	22%	23%
Low Income (51% to 80% AMI)	1,216	3,206	531	3,255	8,208	7,096	10,350	17,446	25,654
Percent with any Housing Problems	37%	30%	60%	37%	36%	19%	46%	35%	35%
Percent with Cost Burden > 30%	37%	25%	16%	36%	30%	19%	43%	33%	32%
Percent with Cost Burden > 50%	5%	3%	1%	3%	3%	9%	14%	12%	9%
Moderate to Upper Income (80% and greater AMI)	2,039	6,972	1,029	5,553	15,593	19,161	52,686	71,847	87,440
Percent with any Housing Problems	18%	5%	34%	6%	9%	8%	12%	11%	10%
Percent with Cost Burden > 30%	17%	2%	0%	5%	5%	7%	10%	9%	9%
Percent with Cost Burden > 50%	7%	0%	0%	0%	1%	1%	2%	2%	1%
Total Households¹	6,742	14,795	2,335	13,966	37,838	35,279	70,314	105,599	143,437
Percent with any Housing Problems	38%	31%	54%	37%	36%	20%	22%	21%	25%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25b: Housing Assistance Needs of Buncombe County (including Asheville), 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	2,118	2,914	451	3,837	9,320	4,967	4,003	8,970	18,290
Extremely Low Income (0% to 30% AMI)	1,211	1,605	214	2,023	5,053	2,023	1,846	3,869	8,922
Percent with any Housing Problems	52%	72%	84%	71%	67%	70%	75%	72%	70%
Percent with Cost Burden > 30%	51%	70%	79%	71%	66%	70%	74%	72%	69%
Percent with Cost Burden > 50%	35%	60%	58%	64%	56%	42%	64%	52%	54%
Very Low Income (31% to 50% AMI)	907	1,309	237	1,814	4,267	2,944	2,157	5,101	9,368
Percent with any Housing Problems	48%	70%	73%	75%	68%	33%	61%	45%	55%
Percent with Cost Burden > 30%	48%	67%	56%	74%	66%	33%	60%	44%	54%
Percent with Cost Burden > 50%	27%	21%	3%	39%	29%	17%	37%	25%	27%
Low Income (51% to 80% AMI)	728	1,883	321	2,352	5,284	3,653	6,234	9,887	15,171
Percent with any Housing Problems	44%	31%	63%	41%	39%	20%	49%	38%	38%
Percent with Cost Burden > 30%	44%	27%	23%	40%	35%	19%	46%	36%	36%
Percent with Cost Burden > 50%	6%	4%	1%	3%	4%	9%	16%	13%	10%
Moderate to Upper Income (80% and greater AMI)	1,431	4,585	705	4,150	10,871	9,448	31,969	41,417	52,288
Percent with any Housing Problems	15%	5%	33%	6%	8%	9%	13%	12%	11%
Percent with Cost Burden > 30%	13%	2%	0%	5%	5%	9%	12%	11%	10%
Percent with Cost Burden > 50%	4%	0%	0%	1%	1%	1%	2%	2%	2%
Total Households¹	4,277	9,382	1,477	10,339	25,475	18,068	42,206	60,274	85,749
Percent with any Housing Problems	38%	31%	53%	39%	36%	22%	23%	23%	27%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25c: Housing Assistance Needs of Henderson County, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	863	1,039	234	710	2,846	2,283	2,035	4,318	7,164
Extremely Low Income (0% to 30% AMI)	509	560	95	407	1,571	1,019	707	1,726	3,297
Percent with any Housing Problems	55%	78%	58%	63%	65%	62%	72%	66%	66%
Percent with Cost Burden > 30%	54%	74%	47%	61%	63%	61%	67%	64%	63%
Percent with Cost Burden > 50%	42%	58%	37%	48%	49%	34%	48%	40%	44%
Very Low Income (31% to 50% AMI)	354	479	139	303	1,275	1,264	1,328	2,592	3,867
Percent with any Housing Problems	59%	57%	89%	69%	64%	28%	57%	43%	50%
Percent with Cost Burden > 30%	58%	55%	42%	69%	58%	28%	53%	41%	46%
Percent with Cost Burden > 50%	27%	13%	3%	23%	18%	12%	27%	19%	19%
Low Income (51% to 80% AMI)	327	758	149	538	1,772	2,328	2,553	4,881	6,653
Percent with any Housing Problems	28%	35%	60%	32%	35%	17%	46%	33%	33%
Percent with Cost Burden > 30%	28%	28%	3%	31%	27%	17%	42%	30%	29%
Percent with Cost Burden > 50%	4%	1%	0%	6%	3%	9%	13%	11%	9%
Moderate to Upper Income (80% and greater AMI)	435	1,640	255	985	3,315	6,771	13,497	20,268	23,583
Percent with any Housing Problems	32%	6%	41%	9%	13%	6%	11%	9%	10%
Percent with Cost Burden > 30%	32%	2%	0%	5%	7%	6%	9%	8%	8%
Percent with Cost Burden > 50%	18%	0%	0%	0%	2%	1%	1%	1%	1%
Total Households¹	1,625	3,437	638	2,233	7,933	11,382	18,085	29,467	37,400
Percent with any Housing Problems	44%	31%	59%	33%	37%	16%	21%	19%	23%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25d: Housing Assistance Needs of Madison County, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	299	282	38	277	896	862	644	1,506	2,402
Extremely Low Income (0% to 30% AMI)	196	134	16	163	509	477	342	819	1,328
Percent with any Housing Problems	50%	81%	75%	66%	64%	53%	59%	56%	59%
Percent with Cost Burden > 30%	42%	81%	50%	66%	60%	51%	57%	54%	56%
Percent with Cost Burden > 50%	25%	70%	50%	52%	46%	26%	37%	31%	37%
Very Low Income (31% to 50% AMI)	103	148	22	114	387	385	302	687	1,074
Percent with any Housing Problems	33%	46%	55%	34%	40%	15%	39%	25%	30%
Percent with Cost Burden > 30%	29%	36%	36%	31%	33%	13%	36%	23%	26%
Percent with Cost Burden > 50%	0%	3%	0%	13%	5%	8%	21%	14%	10%
Low Income (51% to 80% AMI)	37	260	33	110	440	320	717	1,037	1,477
Percent with any Housing Problems	22%	14%	55%	15%	18%	15%	28%	24%	22%
Percent with Cost Burden > 30%	11%	10%	12%	11%	10%	13%	26%	22%	19%
Percent with Cost Burden > 50%	0%	0%	0%	4%	9%	8%	6%	7%	5%
Moderate to Upper Income (80% and greater AMI)	48	322	29	154	553	628	2,921	3,549	4,102
Percent with any Housing Problems	0%	3%	48%	9%	7%	12%	9%	10%	9%
Percent with Cost Burden > 30%	0%	1%	14%	7%	3%	9%	9%	9%	8%
Percent with Cost Burden > 50%	0%	0%	0%	0%	0%	3%	2%	3%	2%
Total Households¹	384	864	100	541	1,889	1,810	4,282	6,092	7,981
Percent with any Housing Problems	36%	26%	56%	33%	31%	24%	19%	20%	23%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25e: Housing Assistance Needs of Transylvania County, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	207	382	52	334	975	916	596	1,512	2,487
Extremely Low Income (0% to 30% AMI)	104	233	18	169	524	418	260	678	1,202
Percent with any Housing Problems	62%	74%	78%	41%	61%	64%	54%	60%	61%
Percent with Cost Burden > 30%	62%	74%	78%	41%	61%	64%	53%	60%	60%
Percent with Cost Burden > 50%	33%	74%	78%	39%	55%	29%	42%	34%	43%
Very Low Income (31% to 50% AMI)	103	149	34	165	451	498	336	834	1,285
Percent with any Housing Problems	23%	50%	100%	49%	47%	28%	51%	37%	41%
Percent with Cost Burden > 30%	23%	50%	41%	49%	43%	28%	49%	36%	39%
Percent with Cost Burden > 50%	10%	13%	0%	18%	13%	11%	30%	19%	17%
Low Income (51% to 80% AMI)	124	305	28	255	712	795	846	1,641	2,353
Percent with any Housing Problems	27%	21%	29%	20%	22%	22%	39%	31%	28%
Percent with Cost Burden > 30%	27%	15%	14%	20%	19%	22%	34%	28%	25%
Percent with Cost Burden > 50%	8%	3%	0%	0%	3%	9%	8%	9%	7%
Moderate to Upper Income (80% and greater AMI)	125	425	40	264	854	2,314	4,299	6,613	7,467
Percent with any Housing Problems	8%	9%	0%	2%	6%	6%	9%	8%	8%
Percent with Cost Burden > 30%	8%	4%	0%	0%	3%	5%	6%	6%	6%
Percent with Cost Burden > 50%	0%	0%	0%	0%	0%	2%	1%	1%	1%
Total Households¹	456	1,112	120	853	2,541	4,025	5,741	9,766	12,307
Percent with any Housing Problems	29%	32%	47%	24%	29%	18%	18%	18%	20%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-25f: Housing Assistance Needs of Asheville, 2000

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
Extremely Low & Very Low Income	1,377	1,481	193	2,547	5,598	1,448	1,022	2,470	8,068
Extremely Low Income (0% to 30% AMI)	843	874	99	1,368	3,184	544	481	1,025	4,209
Percent with any Housing Problems	56%	69%	85%	72%	67%	70%	85%	77%	70%
Percent with Cost Burden > 30%	55%	66%	75%	72%	66%	70%	85%	77%	69%
Percent with Cost Burden > 50%	36%	54%	61%	63%	53%	47%	71%	58%	55%
Very Low Income (31% to 50% AMI)	534	607	94	1,179	2,414	904	541	1,445	3,859
Percent with any Housing Problems	49%	75%	69%	78%	70%	34%	73%	49%	62%
Percent with Cost Burden > 30%	49%	72%	53%	77%	69%	34%	73%	48%	61%
Percent with Cost Burden > 50%	26%	26%	0%	42%	33%	14%	45%	26%	30%
Low Income (51% to 80% AMI)	433	783	111	1,196	2,523	1,277	1,478	2,755	5,278
Percent with any Housing Problems	52%	42%	60%	47%	47%	17%	49%	34%	40%
Percent with Cost Burden > 30%	52%	37%	39%	45%	43%	16%	49%	34%	38%
Percent with Cost Burden > 50%	7%	6%	4%	3%	5%	7%	17%	12%	9%
Moderate to Upper Income (80% and greater AMI)	845	1,825	305	2,315	5,290	3,711	8,354	12,065	17,355
Percent with any Housing Problems	18%	8%	43%	6%	11%	7%	14%	12%	11%
Percent with Cost Burden > 30%	16%	4%	0%	5%	6%	7%	13%	11%	10%
Percent with Cost Burden > 50%	3%	0%	0%	0%	1%	1%	2%	2%	2%
Total Households¹	2,655	4,089	609	6,058	13,411	6,436	10,854	17,290	30,701
Percent with any Housing Problems	41%	37%	57%	43%	42%	18%	25%	22%	31%

Note: ¹Includes all income groups - including those above 80% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

Table A-26a: Residential Sales Price by Number of Bedrooms for Consortium, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	23	145	126	8	302	6.7%
\$75,000 to \$99,999	17	178	136	6	337	7.5%
\$100,000-\$149,999	12	412	674	42	1140	25.4%
\$150,000-\$199,999	9	163	794	95	1061	23.6%
\$200,000-\$249,999	4	61	379	99	543	12.1%
\$250,000-\$299,999	0	19	268	93	380	8.5%
\$300,000-\$399,999	1	32	201	134	368	8.2%
\$400,000 or more	0	18	139	202	359	8.0%
Total	66	1028	2717	679	4490	100%
Median	\$ 89,729	\$ 123,192	\$ 176,712	\$ 297,810	\$ 169,900	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26b: Residential Sales Prices by Bedroom for Buncombe County (including Asheville), YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	11	81	64	4	160	6.2%
\$75,000 to \$99,999	8	94	77	3	182	7.1%
\$100,000-\$149,999	3	242	397	31	673	26.2%
\$150,000-\$199,999	6	69	438	62	575	22.4%
\$200,000-\$249,999	3	22	206	59	290	11.3%
\$250,000-\$299,999	0	7	162	57	226	8.8%
\$300,000-\$399,999	0	15	98	110	223	8.7%
\$400,000 or more	0	5	77	161	243	9.4%
Total	31	535	1519	487	2572	100%
Median	\$ 84,500	\$ 116,500	\$ 170,000	\$ 325,000	\$ 169,966	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26c: Residential Sales Prices by Number of Bedrooms for Henderson County, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	7	46	41	3	97	6.9%
\$75,000 to \$99,999	2	63	43	2	110	7.8%
\$100,000-\$149,999	5	129	207	6	347	24.7%
\$150,000-\$199,999	0	66	287	23	376	26.7%
\$200,000-\$249,999	0	20	127	25	172	12.2%
\$250,000-\$299,999	0	7	80	29	116	8.2%
\$300,000-\$399,999	1	10	78	20	109	7.7%
\$400,000 or more	0	4	42	34	80	5.7%
Total	15	345	905	142	1407	100%
Median	\$ 76,000	\$ 126,500	\$ 179,000	\$ 261,825	\$ 170,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26d: Residential Sales Prices by Number of Bedrooms for Madison County, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	3	6	9	0	18	11.7%
\$75,000 to \$99,999	5	7	5	0	17	11.0%
\$100,000-\$149,999	2	17	17	3	39	25.3%
\$150,000-\$199,999	2	5	21	4	32	20.8%
\$200,000-\$249,999	0	5	14	6	25	16.2%
\$250,000-\$299,999	0	3	4	1	8	5.2%
\$300,000-\$399,999	0	3	5	1	9	5.8%
\$400,000 or more	0	2	2	2	6	3.9%
Total	12	48	77	17	154	100%
Median	\$ 93,500	\$ 123,000	\$ 190,750	\$ 215,000	\$ 149,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26e: Residential Sales Prices by Number of Bedrooms for Transylvania County, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	2	12	12	1	27	7.6%
\$75,000 to \$99,999	2	14	11	1	28	7.8%
\$100,000-\$149,999	2	24	53	2	81	22.7%
\$150,000-\$199,999	1	23	48	6	78	21.8%
\$200,000-\$249,999	1	14	32	9	56	15.7%
\$250,000-\$299,999	0	2	22	6	30	8.4%
\$300,000-\$399,999	0	4	20	3	27	7.6%
\$400,000 or more	0	7	18	5	30	8.4%
Total	8	100	216	33	357	100%
Median	\$ 109,000	\$ 132,500	\$ 177,750	\$ 247,500	\$ 170,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-26f: Residential Sales Prices by Number of Bedrooms for Asheville, YTD 2004

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	7	35	19	3	64	4.7%
\$75,000 to \$99,999	6	54	35	0	95	7.0%
\$100,000-\$149,999	1	168	229	21	419	30.7%
\$150,000-\$199,999	4	28	214	40	286	21.0%
\$200,000-\$249,999	3	10	91	39	143	10.5%
\$250,000-\$299,999	0	5	88	24	117	8.6%
\$300,000-\$399,999	0	12	51	43	106	7.8%
\$400,000 or more	0	4	37	93	134	9.8%
Total	21	316	764	263	1364	100%
Median	\$ 84,500	\$ 116,500	\$ 168,000	\$ 316,000	\$ 165,000	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27a: Residential Sales Prices by Square Footage for Consortium, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	287	6.5%	56	131	63	30	7	0
\$75,000 to \$149,999	1481	33.4%	55	574	642	162	43	5
\$150,000 to \$249,999	1602	36.2%	8	53	381	605	408	147
\$250,000 to \$349,999	589	13.3%	0	5	21	84	217	262
\$350,000 to \$499,999	353	8.0%	0	2	9	14	55	273
\$500,000 and above	118	2.7%	0	0	1	1	5	111
Total	4430	100%	119	765	1117	896	735	798

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27b: Residential Sales Prices by Square Footage for Buncombe County (including Asheville), 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	152	6.0%	41	59	26	21	5	0
\$75,000 to \$149,999	852	33.8%	35	396	310	85	23	3
\$150,000 to \$249,999	864	34.2%	5	34	225	312	219	69
\$250,000 to \$349,999	349	13.8%	0	1	15	50	137	146
\$350,000 to \$499,999	221	8.8%	0	0	7	9	23	182
\$500,000 and above	85	3.4%	0	0	0	1	4	80
Total	2523	100%	81	490	583	478	411	480

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27c: Residential Sales Prices by Square Footage for Henderson County, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	91	6.5%	8	51	24	7	1	0
\$75,000 to \$149,999	456	32.8%	6	117	270	49	14	0
\$150,000 to \$249,999	548	39.4%	0	8	118	229	143	50
\$250,000 to \$349,999	178	12.8%	0	2	3	24	61	88
\$350,000 to \$499,999	98	7.0%	0	1	0	3	20	74
\$500,000 and above	21	1.5%	0	0	0	0	0	21
Total	1392	100%	14	179	415	312	239	233

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27d: Residential Sales Prices by Square Footage for Madison County, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	18	11.8%	2	7	8	1	0	0
\$75,000 to \$149,999	56	36.6%	11	20	16	6	1	2
\$150,000 to \$249,999	56	36.6%	2	3	13	8	19	11
\$250,000 to \$349,999	14	9.2%	0	2	2	1	5	4
\$350,000 to \$499,999	8	5.2%	0	0	1	1	4	2
\$500,000 and above	1	0.7%	0	0	0	0	0	1
Total	153	100%	15	32	40	17	29	20

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27e: Residential Sales Prices by Square Footage for Transylvania County, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	26	7.2%	5	14	5	1	1	0
\$75,000 to \$149,999	117	32.3%	3	41	46	22	5	0
\$150,000 to \$249,999	134	37.0%	1	8	25	56	27	17
\$250,000 to \$349,999	48	13.3%	0	0	1	9	14	24
\$350,000 to \$499,999	26	7.2%	0	1	1	1	8	15
\$500,000 and above	11	3.0%	0	0	1	0	1	9
Total	362	100%	9	64	79	89	56	65

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-27f: Residential Sales Prices by Square Footage for Asheville, 2004 (to date)

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less Than \$75,000	61	4.6%	25	24	5	5	2	0
\$75,000 to \$149,999	511	38.2%	26	260	181	33	9	2
\$150,000 to \$249,999	428	32.0%	4	18	122	156	100	28
\$250,000 to \$349,999	175	13.1%	0	0	11	31	66	67
\$350,000 to \$499,999	117	8.8%	0	0	3	4	14	96
\$500,000 and above	44	3.3%	0	0	0	0	2	42
Total	1336	100%	55	302	322	229	193	235

Source: Asheville Board of Realtors; Bay Area Economics, 2004

Table A-28a: Buncombe County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
VANDERBILT MORTGAGE	144	\$5,538	9.5%
OPTION ONE MORTGAGE CORP.	130	\$13,402	8.6%
DECISION ONE MORTGAGE	106	\$13,247	7.0%
GREEN POINT MORTGAGE FUNDING	104	\$15,074	6.9%
EQUIFIRST CORP	94	\$12,935	6.2%
WELLS FARGO FNCL NC 1	72	\$6,003	4.7%
EQUITY ONE, INC	66	\$8,383	4.4%
ARGENT MORTGAGE COMPANY	58	\$7,738	3.8%
BENEFICIAL	57	\$4,360	3.8%
CITIFINANCIAL SERVICES INC-DE	52	\$4,472	3.4%
FIRST GREENSBORO HOME EQUITY	51	\$5,046	3.4%
CIT GROUP/CONSUMER FINANCE INC	46	\$4,291	3.0%
SOUTHSTAR FUNDING, LLC.	41	\$5,736	2.7%
KEY BK USA NA	36	\$1,881	2.4%
21ST MORTGAGE CORP.	32	\$1,139	2.1%
CENTEX HOME EQUITY COMPANY, LL	32	\$3,614	2.1%
NEW CENTURY MORTGAGE CORP.	30	\$4,400	2.0%
CITIFINANCIAL MORTGAGE	23	\$2,377	1.5%
DELTA FUNDING CORPORATION	22	\$2,547	1.5%
AAMES FUNDING CORPORATION	20	\$2,141	1.3%
NOVASTAR MORTGAGE INC	20	\$2,587	1.3%
FREMONT INV & LOAN	19	\$2,237	1.3%
PINNACLE DIRECT FUNDING CORPOR	18	\$2,719	1.2%
FIRST FRANKLIN FNCL CO	15	\$1,411	1.0%
LONG BEACH MORTGAGE CO.	15	\$2,382	1.0%
FULL SPECTRUM LENDING	13	\$1,208	0.9%
AMERICAN MORTGAGE EXCHANGE, IN	12	\$1,857	0.8%
ENCORE CREDIT CORP.	11	\$1,669	0.7%
MBNA AMERICA DE NA	11	\$1,183	0.7%
OAKWOOD ACCEPTANCE CORPORATION	11	\$760	0.7%
ADVANCED FINANCIAL SERVICES, I	9	\$1,230	0.6%
MORTGAGE LENDERS NETWORK USA	9	\$807	0.6%
NOVASTAR HOME MORTGAGE	9	\$1,756	0.6%
WMC MORTGAGE CORP.	9	\$1,060	0.6%
AMERITRUST MORTGAGE COMPANY LL	8	\$1,064	0.5%
HOMEOWNERS LOAN CORP	8	\$793	0.5%
AEGIS LENDING CORPORATION	7	\$1,023	0.5%
AMERICAN BUSINESS FINANCIAL	7	\$858	0.5%
AMERIQUEST MORTGAGE COMPANY	7	\$755	0.5%
AEGIS FUNDING CORPORATION	6	\$599	0.4%
GREATER ACCEPTANCE MORTGAGE CO	6	\$660	0.4%
PROVIDENT BK	6	\$599	0.4%
CONCORDE ACCEPTANCE CORPORATIO	5	\$615	0.3%
LENDMARK FINANCIAL SERVICES	5	\$587	0.3%
NEW FREEDOM MORTGAGE CORP	5	\$535	0.3%
AMERUS HOME LENDING, INC	4	\$512	0.3%
BNC MORTGAGE	4	\$502	0.3%
HOUSEHOLD FINANCE CORPORATION	4	\$437	0.3%
AIG FSB	3	\$316	0.2%
FIELDSTONE MORTGAGE COMPANY	3	\$338	0.2%
FINANCE AMERICA, LLC	3	\$465	0.2%
FIRST NLC FINANCIAL SERVICES	3	\$228	0.2%
GMFS, LLC	3	\$554	0.2%
AURORA LOAN SERVICES	2	\$118	0.1%
CHAMPION ENTERPRISE	2	\$46	0.1%
GREENPOINT CREDIT LLC	2	\$45	0.1%
HOMESTAR MORTGAGE SVCS, LLC	2	\$255	0.1%
NATION ONE MORTGAGE CO.,INC	2	\$163	0.1%
WILMINGTON FINANCE, INC.	2	\$250	0.1%

Table A-28a: Buncombe County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
ACCREDITED HOME LENDERS, INC.	1	\$149	0.1%
APPROVED FSB	1	\$226	0.1%
BRIDGE CAPITAL CORPORATION	1	\$260	0.1%
COUNTRYPLACE MORTGAGE, LTD	1	\$30	0.1%
DOLLAR MORTGAGE CORPORATION	1	\$119	0.1%
EHOME CREDIT CORP.	1	\$351	0.1%
LENDMARK MORTGAGE AND FINANCE	1	\$20	0.1%
PEOPLE'S CHOICE HOME LOAN, INC	1	\$500	0.1%
SEBRING CAPITAL PARTNERS, L.P.	1	\$40	0.1%
SPECIALTY MORTGAGE CORPORATION	1	\$180	0.1%
TOTAL	1,516	\$161,382	100%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

Table A-28b: Henderson County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
DECISION ONE MORTGAGE	80	\$11,042	12.0%
GREEN POINT MORTGAGE FUNDING	64	\$8,565	9.6%
EQUIFIRST CORP	45	\$6,363	6.7%
OPTION ONE MORTGAGE CORP.	45	\$5,050	6.7%
ARGENT MORTGAGE COMPANY	44	\$6,197	6.6%
VANDERBILT MORTGAGE	35	\$1,471	5.2%
EQUITY ONE, INC	33	\$5,122	4.9%
SOUTHSTAR FUNDING, LLC.	33	\$5,394	4.9%
CITIFINANCIAL SERVICES INC-DE	24	\$2,141	3.6%
DELTA FUNDING CORPORATION	17	\$2,049	2.5%
KEY BK USA NA	17	\$950	2.5%
CENTEX HOME EQUITY COMPANY, LL	16	\$1,727	2.4%
CIT GROUP/CONSUMER FINANCE INC	15	\$1,541	2.2%
21ST MORTGAGE CORP.	14	\$655	2.1%
BENEFICIAL	14	\$658	2.1%
WELLS FARGO FNCL NC 1	14	\$1,679	2.1%
OAKWOOD ACCEPTANCE CORPORATION	12	\$1,014	1.8%
FIRST GREENSBORO HOME EQUITY	11	\$1,392	1.6%
MORTGAGE LENDERS NETWORK USA	11	\$1,250	1.6%
AEGIS LENDING CORPORATION	9	\$1,347	1.3%
AMERITRUST MORTGAGE COMPANY LL	8	\$1,184	1.2%
FIRST FRANKLIN FNCL CO	8	\$1,117	1.2%
NEW CENTURY MORTGAGE CORP.	8	\$1,018	1.2%
PROVIDENT BK	8	\$1,069	1.2%
AMERIQUEST MORTGAGE COMPANY	7	\$845	1.0%
FREMONT INV & LOAN	7	\$1,011	1.0%
AMERICAN BUSINESS FINANCIAL	5	\$488	0.7%
CITIFINANCIAL MORTGAGE	5	\$429	0.7%
LONG BEACH MORTGAGE CO.	4	\$554	0.6%
NEW FREEDOM MORTGAGE CORP	4	\$408	0.6%
NOVASTAR MORTGAGE INC	4	\$545	0.6%
AAMES FUNDING CORPORATION	3	\$450	0.4%
MBNA AMERICA DE NA	3	\$327	0.4%
NOVASTAR HOME MORTGAGE	3	\$434	0.4%
SPECIALTY MORTGAGE CORPORATION	3	\$423	0.4%
AIG FSB	2	\$340	0.3%
AMERICA'S MONEYLINE	2	\$590	0.3%
ENCORE CREDIT CORP.	2	\$262	0.3%
EXPRESS CAPITAL LENDING	2	\$685	0.3%
FINANCE AMERICA, LLC	2	\$208	0.3%
FULL SPECTRUM LENDING	2	\$215	0.3%
HOMEOWNERS LOAN CORP	2	\$212	0.3%
HOUSEHOLD FINANCE CORPORATION	2	\$347	0.3%
SAXON MORTGAGE	2	\$180	0.3%
WELLS FARGO FNCL SC	2	\$219	0.3%
ADVANCED FINANCIAL SERVICES, I	1	\$106	0.1%
CHAMPION ENTERPRISE	1	\$49	0.1%
CITICORP TR BK FSB	1	\$147	0.1%
COUNTRYPLACE MORTGAGE, LTD	1	\$69	0.1%
FIRST NLC FINANCIAL SERVICES	1	\$148	0.1%
GMFS, LLC	1	\$153	0.1%
GREATER ACCEPTANCE MORTGAGE CO	1	\$133	0.1%
HOMELAND MORTGAGE INC.	1	\$62	0.1%
LENDMARK FINANCIAL SERVICES	1	\$115	0.1%
NOVELLE FINANCIAL SERVICES	1	\$130	0.1%

Table A-28b: Henderson County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
ORIGEN FINANCIAL	1	\$15	0.1%
PINNACLE DIRECT FUNDING CORPOR	1	\$80	0.1%
WILMINGTON FINANCE, INC.	1	\$92	0.1%
WMC MORTGAGE CORP.	1	\$308	0.1%
TOTAL	667	\$80,774	100%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

Table A-28c: Madison County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
VANDERBILT MORTGAGE	20	\$1,126	16.3%
BENEFICIAL	10	\$561	8.1%
CITIFINANCIAL SERVICES INC-DE	9	\$636	7.3%
WELLS FARGO FNCL NC 1	9	\$548	7.3%
FIRST GREENSBORO HOME EQUITY	7	\$627	5.7%
DELTA FUNDING CORPORATION	6	\$715	4.9%
OPTION ONE MORTGAGE CORP.	6	\$686	4.9%
21ST MORTGAGE CORP.	5	\$257	4.1%
EQUIFIRST CORP	5	\$761	4.1%
EQUITY ONE, INC	3	\$626	2.4%
FULL SPECTRUM LENDING	3	\$204	2.4%
GREEN POINT MORTGAGE FUNDING	3	\$448	2.4%
KEY BK USA NA	3	\$108	2.4%
ADVANCED FINANCIAL SERVICES, I	2	\$128	1.6%
AMERICAN BUSINESS FINANCIAL	2	\$164	1.6%
ARGENT MORTGAGE COMPANY	2	\$290	1.6%
CENTEX HOME EQUITY COMPANY, LL	2	\$134	1.6%
CIT GROUP/CONSUMER FINANCE INC	2	\$165	1.6%
DECISION ONE MORTGAGE	2	\$272	1.6%
NEW CENTURY MORTGAGE CORP.	2	\$218	1.6%
NOVASTAR MORTGAGE INC	2	\$290	1.6%
SOUTHSTAR FUNDING, LLC.	2	\$151	1.6%
AAMES FUNDING CORPORATION	1	\$116	0.8%
AEGIS LENDING CORPORATION	1	\$45	0.8%
AMERIQUEST MORTGAGE COMPANY	1	\$81	0.8%
AMERUS HOME LENDING, INC	1	\$227	0.8%
BNC MORTGAGE	1	\$30	0.8%
CITIFINANCIAL MORTGAGE	1	\$90	0.8%
FINANCE AMERICA, LLC	1	\$159	0.8%
FIRST FRANKLIN FNCL CO	1	\$162	0.8%
FREMONT INV & LOAN	1	\$85	0.8%
GMFS, LLC	1	\$71	0.8%
GREATER ACCEPTANCE MORTGAGE CO	1	\$60	0.8%
GREEN TREE SERVICING LLC	1	\$83	0.8%
HOMEOWNERS LOAN CORP	1	\$148	0.8%
LONG BEACH MORTGAGE CO.	1	\$75	0.8%
PINNACLE DIRECT FUNDING CORPOR	1	\$114	0.8%
PLATINUM CAPITAL GROUP	1	\$115	0.8%
TOTAL	123	\$10,776	100%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

Table A-28d: Transylvania County NC 2003 Subprime Lending

Subprime Lender	Originations	Loan Amount (in thousands)	Percent of County Total
OPTION ONE MORTGAGE CORP.	10	\$885	9.6%
GREEN POINT MORTGAGE FUNDING	9	\$1,612	8.7%
EQUIFIRST CORP	8	\$745	7.7%
ARGENT MORTGAGE COMPANY	6	\$623	5.8%
EQUITY ONE, INC	6	\$588	5.8%
ADVANCED FINANCIAL SERVICES, I	5	\$725	4.8%
CITIFINANCIAL MORTGAGE	4	\$400	3.8%
DELTA FUNDING CORPORATION	4	\$483	3.8%
SOUTHSTAR FUNDING, LLC.	4	\$440	3.8%
21ST MORTGAGE CORP.	3	\$154	2.9%
CENTEX HOME EQUITY COMPANY, LL	3	\$251	2.9%
CITIFINANCIAL SERVICES INC-DE	3	\$217	2.9%
LONG BEACH MORTGAGE CO.	3	\$289	2.9%
VANDERBILT MORTGAGE	3	\$123	2.9%
WELLS FARGO FNCL NC 1	3	\$612	2.9%
AAMES FUNDING CORPORATION	2	\$225	1.9%
AMERITRUST MORTGAGE COMPANY LL	2	\$282	1.9%
AMERUS HOME LENDING, INC	2	\$213	1.9%
BENEFICIAL	2	\$160	1.9%
HOMESTAR MORTGAGE SVCS, LLC	2	\$237	1.9%
HOUSEHOLD FINANCE CORPORATION	2	\$166	1.9%
MBNA AMERICA DE NA	2	\$518	1.9%
OAKWOOD ACCEPTANCE CORPORATION	2	\$109	1.9%
PROVIDENT BK	2	\$262	1.9%
AIG FSB	1	\$121	1.0%
AMERIQUEST MORTGAGE COMPANY	1	\$199	1.0%
CHAMPION ENTERPRISE	1	\$29	1.0%
CIT GROUP/CONSUMER FINANCE INC	1	\$152	1.0%
DECISION ONE MORTGAGE	1	\$206	1.0%
ENCORE CREDIT CORP.	1	\$66	1.0%
FIRST FRANKLIN FNCL CO	1	\$83	1.0%
FREMONT INV & LOAN	1	\$160	1.0%
HOMEOWNERS LOAN CORP	1	\$74	1.0%
LENDMARK FINANCIAL SERVICES	1	\$5	1.0%
MORTGAGE LENDERS NETWORK USA	1	\$208	1.0%
NEW CENTURY MORTGAGE CORP.	1	\$117	1.0%
TOTAL	104	\$11,739	100.00%

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list

Table A-29: Income Distribution for Elderly Housing by Tenure, 2000

	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems ²	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
Asheville Regional Housing Consortium¹						
Extremely Low Income (0% to 30%)	5.3%	4.9%	5.3%	3.7%	53.0%	66.0%
Very Low Income (31% to 50%)	4.4%	6.4%	3.9%	4.8%	48.0%	30.0%
Low Income (51% to 80%)	5.7%	12.2%	3.2%	6.7%	37.0%	19.0%
(Above 80%)	10.9%	50.1%	5.4%	18.1%	18.0%	8.0%
Total	26.4%	73.6%	17.8%	33.4%		
Buncombe County (including Asheville)						
Extremely Low Income (0% to 30%)	5.9%	4.5%	4.8%	3.4%	52.1%	70.4%
Very Low Income (31% to 50%)	5.0%	5.9%	3.6%	4.9%	48.3%	33.1%
Low Income (51% to 80%)	6.2%	11.5%	2.9%	6.1%	43.7%	19.5%
(Above 80%)	12.7%	48.3%	5.6%	15.7%	15.1%	9.0%
Total	29.7%	70.3%	16.8%	30.0%		
Henderson County						
Extremely Low Income (0% to 30%)	4.2%	4.6%	6.4%	3.5%	54.8%	62.2%
Very Low Income (31% to 50%)	3.4%	6.9%	4.5%	4.3%	59.0%	28.4%
Low Income (51% to 80%)	4.7%	13.1%	4.1%	7.9%	28.1%	17.3%
(Above 80%)	8.9%	54.2%	5.5%	23.0%	32.2%	5.7%
Total	21.2%	78.8%	20.5%	38.6%		
Madison County						
Extremely Low Income (0% to 30%)	6.4%	10.3%	10.4%	7.8%	49.5%	53.0%
Very Low Income (31% to 50%)	4.8%	8.6%	5.5%	6.3%	33.0%	14.5%
Low Income (51% to 80%)	5.5%	13.0%	2.0%	5.3%	21.6%	14.7%
(Above 80%)	6.9%	44.5%	2.5%	10.3%	0.0%	11.6%
Total	23.7%	76.3%	20.3%	29.7%		
Transylvania County						
Extremely Low Income (0% to 30%)	4.3%	5.5%	4.1%	4.3%	61.5%	64.1%
Very Low Income (31% to 50%)	3.7%	6.8%	4.1%	5.1%	23.3%	27.7%
Low Income (51% to 80%)	5.8%	13.3%	4.9%	8.1%	27.4%	22.0%
(Above 80%)	6.9%	53.7%	4.9%	23.7%	8.0%	5.6%
Total	20.6%	79.4%	17.9%	41.2%		
Asheville						
Extremely Low Income (0% to 30%)	10.4%	3.3%	6.5%	3.1%	55.5%	69.9%
Very Low Income (31% to 50%)	7.9%	4.7%	3.5%	4.1%	48.5%	33.6%
Low Income (51% to 80%)	8.2%	9.0%	2.5%	5.5%	51.5%	16.6%
(Above 80%)	17.2%	39.3%	3.4%	13.7%	17.8%	7.0%
Total	43.7%	56.3%	15.9%	26.3%		

Note: ¹Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

²Housing problems include cost burden greater than 30% of income, overcrowding and/or without complete kitchen or plumbing facilities.

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2004.

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of Beds	Comments	Adult/Child
<i>Adult Care Homes/Homes for the Aged</i>				
Alterra Clare Bridge of Asheville	Asheville	38		
Arbor Terrace of Asheville	Asheville	70	Specialized Alzheimer's Unit	
Ardenwoods	Arden	60		
Asheville Alzheimer's Care Center	Asheville	20	Specialized Alzheimer's Unit	
Asheville Manor	Asheville	79		
Becky's Rest Home #1	Fletcher	15	Specialized Alzheimer's Unit	
Becky's Rest Home #2	Fletcher	15	Specialized Alzheimer's Unit	
Canterbury Hills Adult Care Home	Candler	99	Specialized Alzheimer's Unit	
Chunn's Cove Assisted Living, LLC	Sanford	68		
Crescent View	Arden	24	Specialized Alzheimer's Unit	
Flesher's Fairview Rest Home, Inc.	Fairview	64	Specialized Alzheimer's Unit	
Golden Moments		6		
Grace Manor	Candler	29		
Hominy Valley Retirement Center	Candler	30	Specialized Alzheimer's Unit	
Marjorie McCune Memorial Center	Black Mountain	64		
Richard A. Wood, Jr. Assisted Living Center	Asheville	56	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #1	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #2	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #3	Asheville	12	Specialized Alzheimer's Unit	
Richmond Hill Rest Home #4	Asheville	12		
Richmond Hill Rest Home #5	Asheville	12		
Samaritan Place Assisted Living	Sanford	54		
Shadybrook Living Center	Marion	49		
The Village Inn	Hickory	50	Developmentally Delayed	
Windwood Rest Home	Candler	12		
Total		962		
<i>Family Care Homes</i>				
Angel House #1	Asheville	6		
Angel House #2	Asheville	6		
Applewood Village I	Skyland	6	Developmentally Delayed	
Applewood Village II	Skyland	4		
Arden Family Care Home #1	Arden	6		
Arden Family Care Home #2	Arden	6		
Biltmore FCH #1	Arden	5	Developmentally Delayed	
Biltmore FCH #2	Arden	6		
Biltmore FCH #3	Arden	6		
Biltmore FCH #4	Arden	6	Developmentally Delayed	
Biltmore FCH #5	Arden	5	Developmentally Delayed	
Dominion Falls Family Care Home Unit E	Asheville	6		
Dominion Falls Family Care Home Unit H	Asheville	6		
Dominion Falls Family Care Home Unit I	Asheville	6		
Dominion Falls Family Care Home Unit J	Asheville	6		
Dominion Falls Family Care Home Unit K	Asheville	6		
Erwin Hills Family Care Homes	Asheville	5		
Fairview Family Care Home #1	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #2	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #3	Fletcher	6	Developmentally Delayed	
Fairview Family Care Home #4	Fletcher	6		
French Broad Family Care	Asheville	5		
Georgetown Family Care Home	Asheville	5		
Haywood Heights FCH	Arden	6		
Holmes Family Care Home	Asheville	6		
Knob Hill Family Care Home	Candler	6		
Lee's Ridge Family Care Home	Asheville	5	Developmentally Delayed	
Leicester Heights Family Care	Asheville	6		
Liberty Oaks #1	Asheville	6	Mentally Ill	
Liberty Oaks #2	Asheville	6		

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of Beds	Comments	Adult/Child
Mayflower Senior Care, Inc.	Weaverville	6		
McDaniel's Family Care Home	Asheville	6	Developmentally Delayed	
Meadowbrook Family Care Home	Leicester	6	Developmentally Delayed	
Millbrook Family	Asheville	6	Developmentally Delayed	
Mitchell Heights Family Care #1	Leicester	6		
Mitchell Heights Family Care #2	Leicester	6		
Mitchell Heights Family Care #3	Leicester	6		
Mitchell Heights Family Care #4	Leicester	6		
Mitchell Heights Family Care #5	Leicester	6		
Mountain Valley Retirement Home	Barnardsville	6		
Mt. Pisgah Family Care Home	Candler	6		
Penley Boarding Home #1	Asheville	5	Developmentally Delayed	
Plemmons Family Care Home #1	Asheville	5		
Plemmons Family Care Home #2	Asheville	6		
Privette Family Care Home #1	Asheville	6		
Privette Family Care Home #2	Asheville	6		
Roff's Family Care Home	Asheville	6		
Shangri-La Family Care Home #1	Weaverville	6		
Shangri-La Family Care Home #2	Weaverville	6	Developmentally Delayed	
South Asheville Family Care Home	Skyland	6		
Sunrise Family Care Home #1	Black Mountain	6		
Sunrise Family Care Home #2	Black Mountain	6	Developmentally Delayed	
Sunrise Family Care Home #3	Black Mountain	6		
Sunrise Family Care Home #4	Black Mountain	6		
Sunrise Family Care Home #5	Black Mountain	6		
Sunrise Family Care Home #6	Black Mountain	6	Developmentally Delayed	
Westwood Assisted Living - A	Leicester	6		
Westwood Assisted Living - B	Leicester	6		
White Fawn FCH	Arden	6	Mentally Ill	
Windridge Family Care Home #1	Arden	6		
Windridge Family Care Home #2	Arden	6		
Windridge Family Care Home #3	Arden	6		
Windridge Family Care Home #4	Arden	6	Developmentally Delayed	
Windridge Family Care Home #5	Arden	6	Developmentally Delayed	
Windridge Family Care Home #6	Arden	6		
Windridge Family Care Home #7	Arden	6		
Windridge Family Care Home #8	Arden	6		
Windridge Family Care Home #9	Arden	6		
Windridge Family Care Home #10	Arden	6		
Windridge Family Care Home #11	Arden	6		
Windridge Family Care Home #12	Arden	6		
Windridge Family Care Home #13	Arden	6	Developmentally Delayed	
Total		434	Developmentally Delayed	
Nursing Homes				
Asheville Health Care Center	Asheville	118	Developmentally Delayed	
Aston Park Health Care Inc.	N/A	122	Developmentally Delayed	
Beverly Health Care of Asheville	Asheville	77	Developmentally Delayed	
Black Mountain Center Alzheimer's Program	Black Mountain	71	Developmentally Delayed	
Blue Ridge Rehabilitation and Health Care Center	Asheville	120	Developmentally Delayed	
Brian Center Health & Rehabilitation/Weaverville	Weaverville	142		
Brooks-Howell Home	Asheville	58		
Deerfield Episcopal Retirement Community	Asheville	88		
Emerald Rehab and Care Center	Asheville	120	Developmentally Delayed	
Flesher's Fairview Health Care	Fairview	120		
Givens Health Care Center	Asheville	84		
Highland Farms Health Care Center	Black Mountain	90		
Magnolia Health Care Center	Asheville	120		
Mountain Ridge Wellness Center	Black Mountain	100		

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of Beds	Comments	Adult/Child
Pisgah Manor Health Care Center	Candler	118		
Rickman Nursing Care Center	Asheville	150		
The Laurels At Greentree Ridge	Asheville	100		
The Laurels At Summit Ridge	Asheville	123		
The Oaks At Sweeten Creek	Arden	120		
Total		2,041		
Adult Mental Health Facilities				
35 Dogwood	Asheville	3	DD Supervised Living	A
Adams Family Care Home	Asheville	2	Alt. Family Living	C/A
Agape-West	Asheville	4	Residential Living	C
Avondale DDA #1	Asheville	6	DD Supervised Living	A
Avondale DDA #2	Asheville	6	Supervised Living DD	A
Betty Jo Norton Home	Black Mountain	1	Alt. Family Living	C/A
Beverly's Place	Swanonna	2	Alt. Family Living	C/A
Blue Ridge Homes	Swanonna	32	DD Supervised Living	A
Carolina Mtn. DDA Group Home	Candler	5	DD Supervised Living	A
Carolyn Propst Home	Black Mountain	2	Alt. Family Living	C/A
Chiles Avenue Group Home	Asheville	6	DD Supervised Living	A
Clearview Terrace	Asheville	6	DD Supervised Living	A
Cornerstone	Asheville	6	Residential Treatment	C
Counterpoint	Asheville	6	Residential Treatment	C
Cummings, Reuter, Lions and Reynolds Cottages (36)	Asheville	36	Residential Treatment	C
Davidson Home	Swanonna	2		
Dogwood Court Home	Asheville	2	DD Supervised Living	A
Eliada Homes		27	Residential Treatment	C
Ellenwood	Asheville	2	DD Supervised Living	A
Farm School Road Home	Asheville	3	DD Supervised Living	A
First Step Farm-Men	Candler	22	SA Supervised Living	A
First Step Farm-Women	Candler	15	SA Supervised Living	A
Flynn Christian Fellowship Home	Asheville	16	SA Supervised Living	A
God's Special People	Asheville	3		
Grandfather Home for Children=Asheville		6	Alt. Family Living	C/A
Heather Court	Asheville	3	Community Respite Services	A
Hillside Group Home	Asheville	3	DD Supervised Living	A
Holmes Home	Black Mountain	2	Alt. Family Living	C/A
Hope House	Asheville	6	MI Supervised Living	A
IWC-Rose Street Home	Asheville	11	Specialized Community Residential C	A
IWRC-Dogwood	Asheville	6	DD Supervised Living	C
Irene Wortham Residential Center-Azalea	Asheville	6	DD Supervised Living	A
Johnson Drive Home	Asheville	5	DD Supervised Living	A
Kathy's Place	Swanonna	1	Alt. Family Living	C/A
Ken & Lynn's Place	Arden	3	Alt. Family Living	C/A
Kim Andrick Home	Asheville	3	Alt. Family Living	C/A
Leslie's Place (2)	Asheville	2	Alt. Family Living	C/A
Liberty Corner Enterprises	Asheville			
Marshall	Woodfin	3	DD Supervised Living	A
Marty's Place	Asheville	2	Alt. Family Living	C/A
Mary Benson House	Asheville	12	SA Disorders	
Neil Dobbins Center	Asheville	11	Medical Detoxification	A
New Stock Road Group Home	Asheville	6	DD Supervised Living	A
Nicola House	Candler	4	Residential Treatment	CC
Oakley Home	Asheville	2	DD Supervised Living	A
Ona's Place 1	Asheville	2	Alt. Family Living	C/A
Ona's Place 2	Asheville	3	Alt. Family Living	C/A
Our Place		6	Residential Treatment	C
Pisgah Group Home	Asheville	6	DD Supervised Living	A
Pivot Training & Treatment Academy #10	Asheville	2	Residential Treatment	C
Restored Hope	Asheville	4	Residential Treatment	C

Table A-30a: Special Needs Housing Inventory for Buncombe County

Name	Location	Number of Beds	Comments	Adult/Child
Presbyterian Home for Children		36	Residential Treatment	C
Riverview Group Home	Asheville	6	MI Supervised Living	A
Robert S. Swain Recovery Center	Black Mountain	22	Residential Treatment	C
Rogers/Uldricks Home	Asheville	3	Alt. Family Living	C/A
Sherlin House	Asheville	2	Alt. Family Living	C/A
Sonrise	Black Mountain	3	DD Supervised Living	A
St. Dunstan Manor Group Home	Asheville	6	DD Supervised Living	A
Summersgill Home	Weaverville	2	Alt. Family Living	C/A
Temperance House	Asheville	3	Residential Treatment	C
The Baker Home	Asheville	3	Alt. Family Living	C/A
The Ray Home	Leicester	3	Alt. Family Living	C/A
Trinity Place		6	Residential Treatment	C
UMAR-Givens Estates	Asheville	6	DD Supervised Living	A
UMAR-Haw Creek	Asheville	6	DD Supervised Living	A
VOCA-Chapel Home	Asheville	2	Alt. Family Living	C/A
W N C Group Home - Kenmore	Asheville	6	DD Supervised Living	C
W N C Group Home - Pine Spring	Asheville	6	DD Supervised Living	A
WNC Group Home - Ora	Asheville	6	DD Supervised Living	A
WNC Group Home-Montford	Asheville	5	DD Supervised Living	C
Wentworth Home	Asheville	3	DD Supervised Living	A
Yale Avenue Home	Asheville	3	DD Supervised Living	A
Total		473		
Total Special Needs Bed Count		3,910		

Source: North Carolina Department of Health and Human Services; Bay Area Economics, 2004.

Table A-30b: Special Needs Housing Inventory for Henderson County

Name	Number of Beds	Classification
<i>Mental Health Group Homes</i>		
Community Living Concepts NC, Inc.		
Boyd's Place	3	Mental Health Home
Hall Street I	2	Mental Health Home
Robin's Place	3	Mental Health Home
Springside	3	Mental Health Home
Turning Point Services, Inc.		
Coire Nelson Home	1	Mental Health Home
Loving Touch Home	1	Mental Health Home
Ogletree Home	1	Mental Health Home
Allen House	1	Mental Health Home
Mountain Laurel Community Services		
Country Cove Group Home	6	Mental Health Home
Hillpark Group Home	6	Mental Health Home
Pinebrook Group Home	6	Mental Health Home
Halcyon L.L.C.		
Unit A	2	Mental Health Home
Unit B	2	Mental Health Home
Hall Street Home	2	Mental Health Home
Windsor Hills	2	Mental Health Home
Willow Street Home	3	Mental Health Home
Independent		
Eagle's Nest Home	3	Mental Health Home
Emmaus House	9	Mental Health Home
Gibadlo Home	3	Mental Health Home
Hour House	2	Mental Health Home
New Foundations Group Home	4	Mental Health Home
Rayside A	4	Mental Health Home
Rayside B	4	Mental Health Home
Total	73	
<i>Family Care Homes</i>		
Soundview Family Care Homes		
Unit A	6	Mental Health Home
Unit B	6	Mental Health Home
Unit C	6	Mental Health Home
Unit D	6	Mental Health Home
Unit E	6	Mental Health Home
Unit F	6	Mental Health Home
Sullivan Assisted Living		
Unit 1	6	Mental Health Home
Unit 2	6	Mental Health Home
Unit 3	6	Mental Health Home
Valentine's Family Care Homes		
Unit 1	6	Mental Health Home
Unit 2	6	Mental Health Home
Unit 3	6	Mental Health Home
Unit 4	6	Mental Health Home
Unit 5	6	Mental Health Home
Unit 6	6	Mental Health Home
Country Meadow Family Care Home	5	Senior Citizens
Total	95	

Table A-30: Henderson County Special Needs Housing (continued)

Name	Number of Beds	Classification
<i>Migrant Housing</i>		
Sugarloaf	44	Migrant Housing
Fran's Cottage	20	Migrant Housing
Total	64	
<i>Assisted Living/Homes for the Aged</i>		
Blue Ridge Retirement	40	Senior Citizens
Cardinal Care Center	60	Senior Citizens
Cherry Springs Village	60	Senior Citizens
Country Meadow Rest Home	15	Senior Citizens
Druid Hills Living Center #1	10	Senior Citizens
Druid Hills Living Center #2	30	Senior Citizens
Henderson's Assisted Living	26	Senior Citizens
Heritage Lodge	24	Senior Citizens
McCullough's Rest Home	13	Senior Citizens
Mountain View Assisted Living	30	Senior Citizens
Pisgah View Rest Home	9	Senior Citizens
Spring Arbor West	48	Senior Citizens
Spring Arbor of Hendersonville	61	Senior Citizens
Total	426	
Total (not including migrant housing)	594	
Total	658	

Source: North Carolina Department of Health and Human Services; Bay Area Economics, 2004.

Table A-30c: Special Needs Housing Inventory for Madison County

Name	Location	Number of Beds	Waiting List	Comments
<i>Adult Car/Home for the Aged</i>				
Mars Hill Retirement Community	Mars Hill, NC	69	2	N/A
<i>Family Care Homes</i>				
Mintz Family Care Homes	Mars Hill/Hot Springs, NC	48	N/A	All Wheel-chair accessible; Developmentally Delayed
Total		117		

Source: Madison County Government; Bay Area Economics, 2004

Table A-30d: Special Needs Housing Inventory for Transylvania County

Name	Address	Phone	Population Served	Maximum Number of Residents	Current Number of Residents	Number of Beds available	Waiting List	Comments
Nursing Homes								
Brian Center Health	531 Country Club Rd. Brevard, NC 28712	(828) 884-2031	Nursing Home; adult care	100+		6	No	10 beds assisted living; 24 secured alzheimer; 86 skilled nursing
Ivy Hill Heath & Retirement	Morris Road Brevard, NC 28712	(828) 877-4020	Nursing Home; adult care	120	113	7	No	
Family Care Homes								
Tore's Home	PO Box 362, Brevard	(828) 883-3235	elderly	6	6	0	Yes	24-hour Long-term care
Tore's Home #2	PO Box 362, Brevard	(828) 883-3235	elderly	6	6	0	Yes	24-hour Long-term care
Four Seasons Family Care Home	N/A	N/A	N/A	6				no info available, phone disconnected
Transylvania Living Center	N/A	N/A	N/A	6				no info available, phone disconnected
Adult Care Homes								
Kings Bridge House	10 Sugar Loaf Road Brevard, NC 28712		Adult Care, mostly elderly	60	47	13	No	assisted living; age range 40-100
The Parc at Brevard	Ascend Healthcare, Inc. 11 Sherwood Ridge Rd Brevard, NC 28712		Adult Care	64	37	27	No	assisted living
Group Homes								
TADC Group Home	830 Probart Street Brevard, NC 28712	(828) 883-2980	Developmentally Delayed	8	8	0	Yes	supervised living
UCP Group Home	104 James Street Brevard, NC 28712	(828) 862-3401	Developmentally Delayed	6	6	0	Yes	supervised living
Forest Bend	1 South Oak Street Brevard, NC 28712	(828) 877-4062	Developmentally Delayed	6	6	0	Yes	supervised living
Tanjer House	160 French Broad Brevard, NC 28712	N/A	Developmentally Delayed	4	0	N/A	Yes	**new home; currently unoccupied
Total				392	229	53		

Source: North Carolina Department of Health and Human Services; Bay Area Economics, 2004.

Table A-31: Persons with Physical Disabilities by Age, 2000

Age	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County		Madison County		Transylvania County		Asheville	
	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total	Persons w/ Physical Disabilities	Percent of Total
5 to 15	421	1%	332	2%	37	0%	31	1%	21	1%	86	1%
16 to 64	17,367	52%	10,432	53%	4,182	48%	1,316	56%	1,437	50%	3,547	49%
65 & over	15,573	47%	8,752	45%	4,425	51%	998	43%	1,398	49%	3,606	50%
Total:	33,361	100%	19,516	100%	8,644	100%	2,345	100%	2,856	100%	7,239	100%
Percent of Total Population ²	10%		9%		10%		12%		10%		11%	

Note: The U.S. Census Bureau defines *physical disability* as a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties

²Percent of total population represents the total population of each jurisdiction

Source: U.S. Census, 2000; BAE, 2004

Table A-32: Persons with Mental Disabilities by Age, 2000

Age	Asheville Regional Housing Consortium ¹		Buncombe County (including Asheville)		Henderson County		Madison County		Transylvania County		Asheville	
	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total	Persons w/ Mental Disabilities	Percent of Total
5 to 15	2,397	14%	1,441	13%	604	14%	127	13%	225	14%	458	11%
16 to 64	9,402	53%	6,043	56%	2,026	48%	416	43%	917	56%	2,331	57%
65 & over	5,880	33%	3,316	31%	1,632	38%	434	44%	498	30%	1,291	32%
Total:	17,679	100%	10,800	100%	4,262	100%	977	100%	1,640	100%	4,080	100%
Percent of Total Population ²	5%		5%		5%		5%		6%		6%	

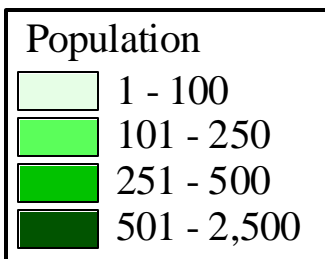
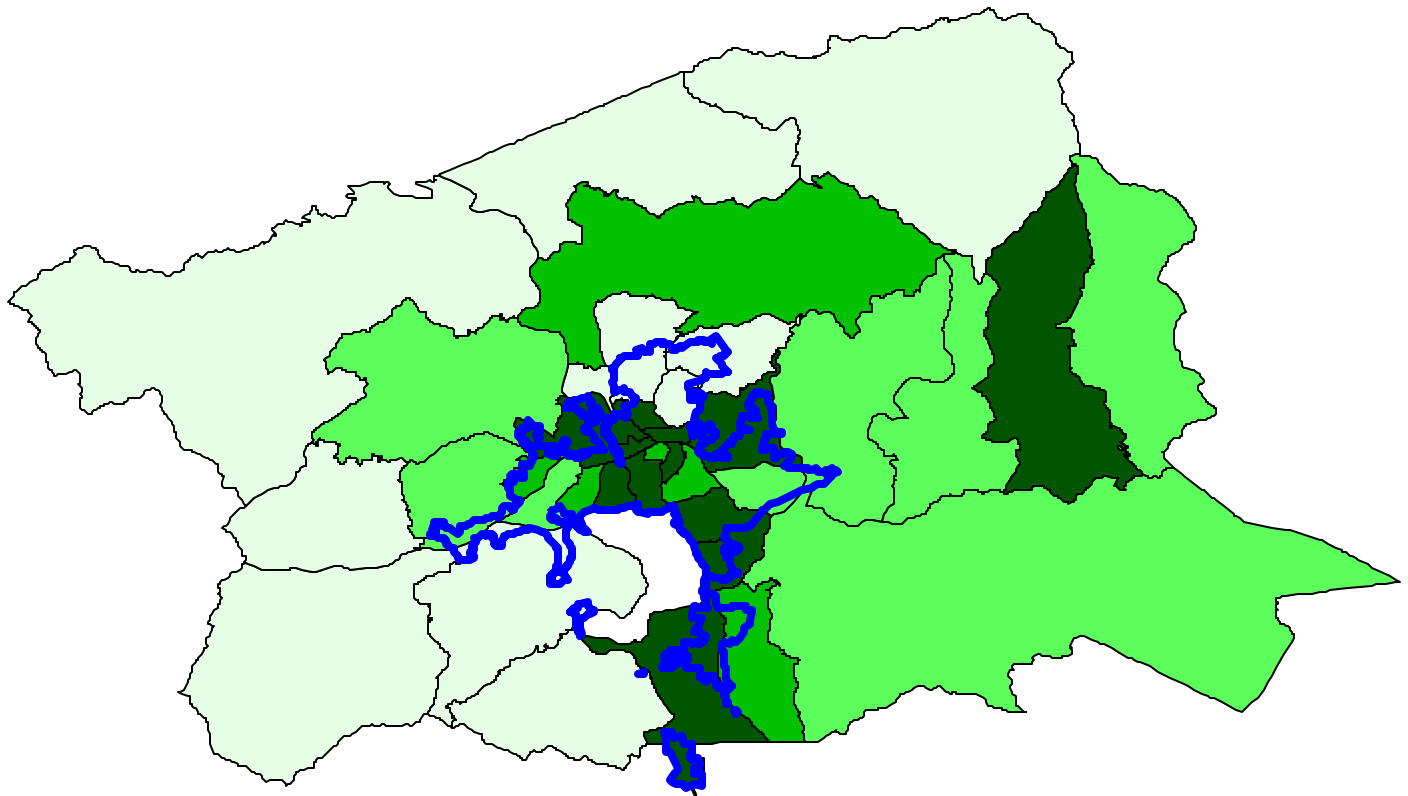
Note: The U.S. Census Bureau defines *mental disability* as a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating.

¹Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties

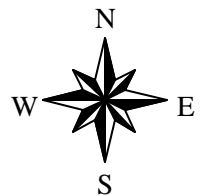
²Percent of total population represents the total population of each jurisdiction

Source: U.S. Census, 2000; Bay Area Economics, 2004

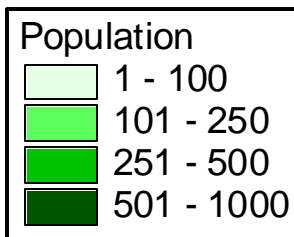
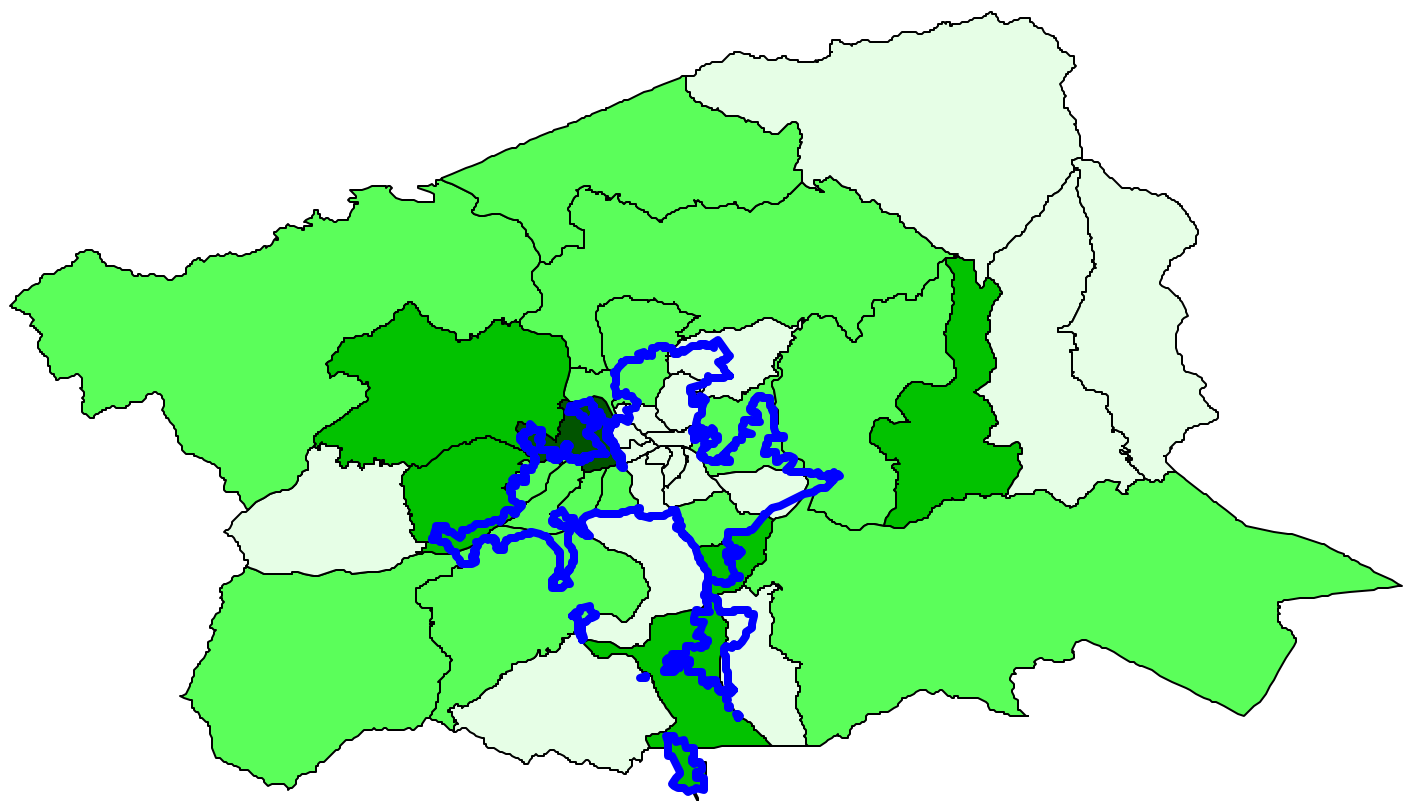
Buncombe County African American Population



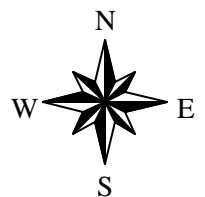
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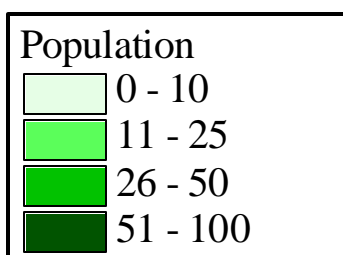
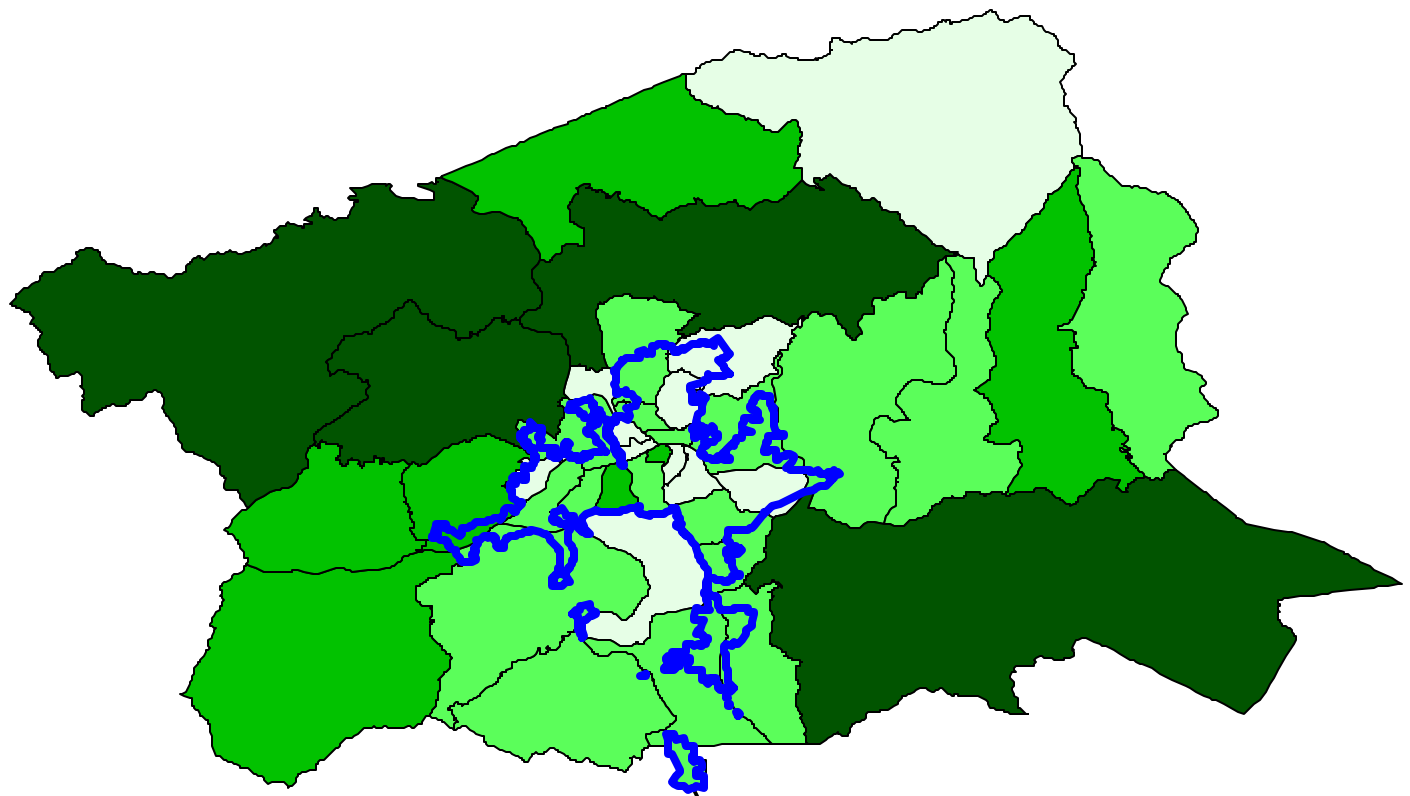
Buncombe County Hispanic Population



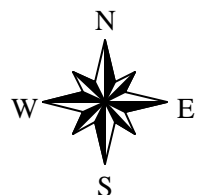
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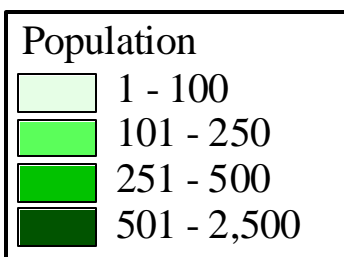
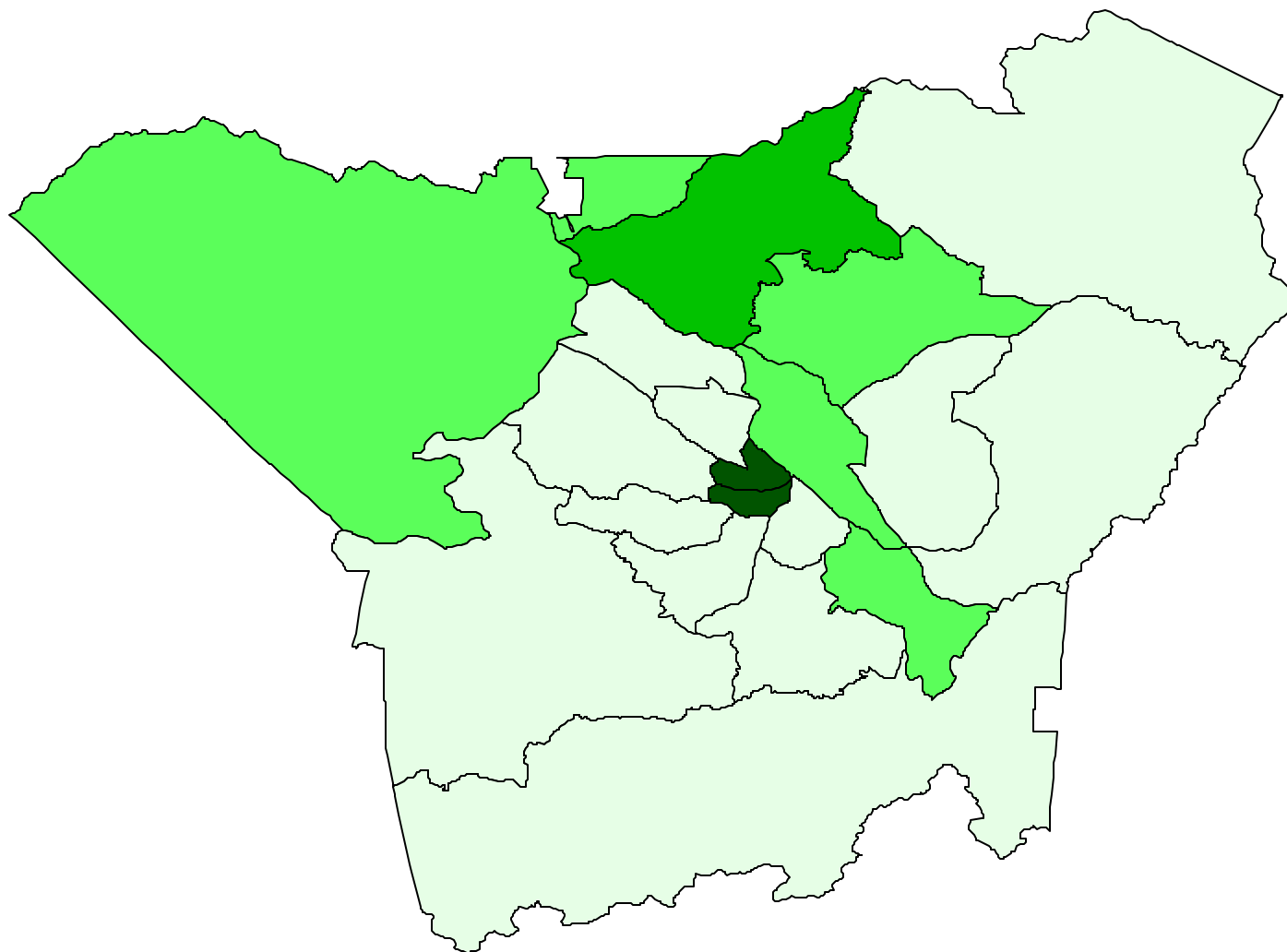
Buncombe County Native American Population



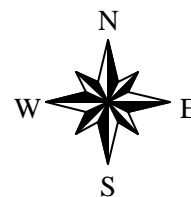
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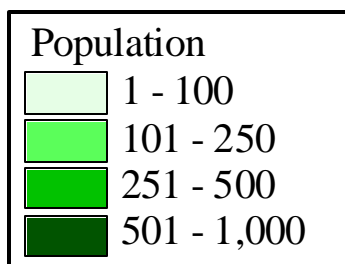
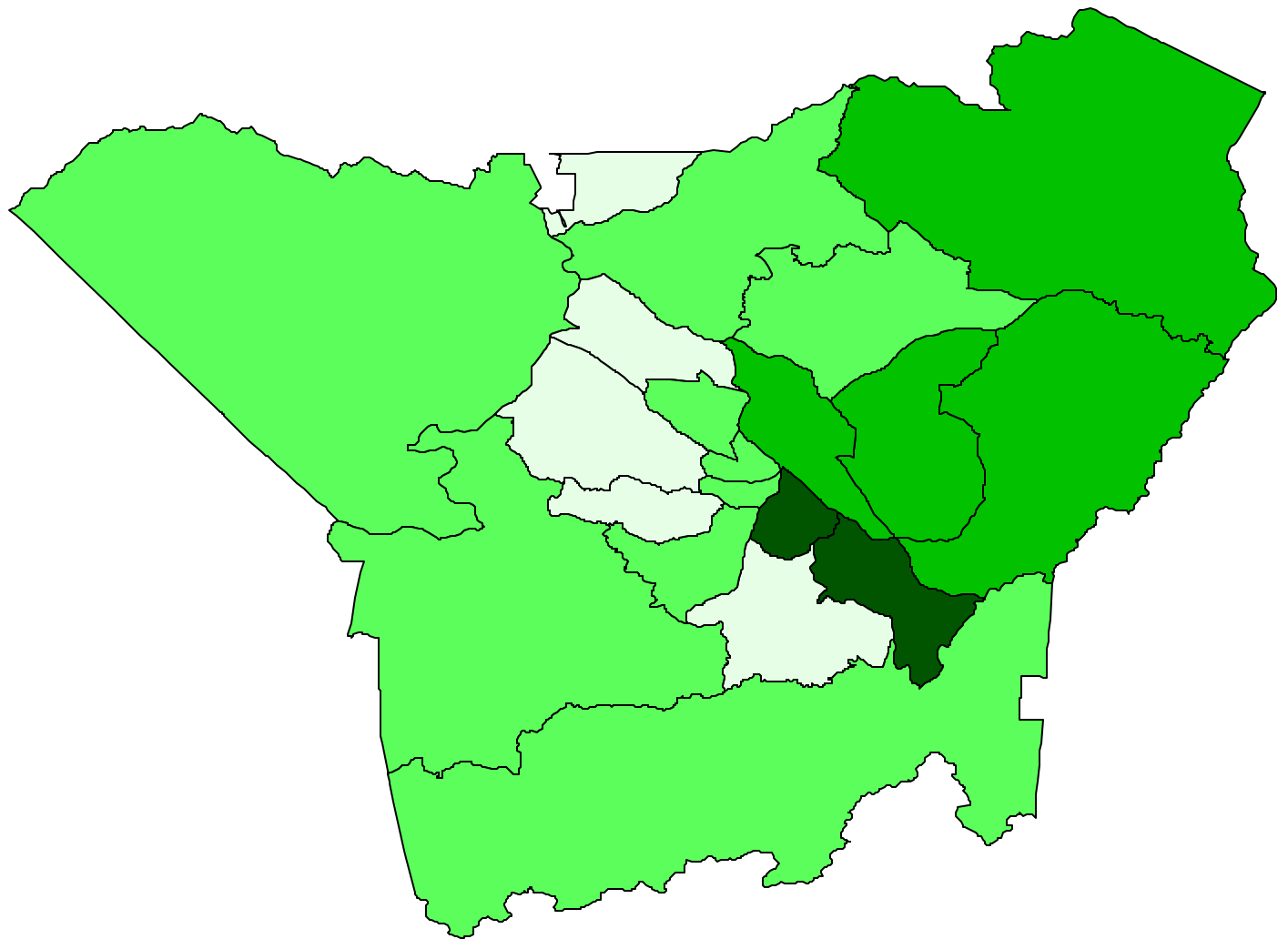
Henderson County African American Population



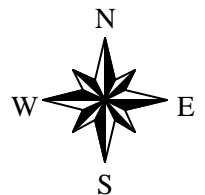
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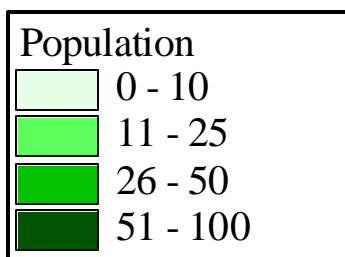
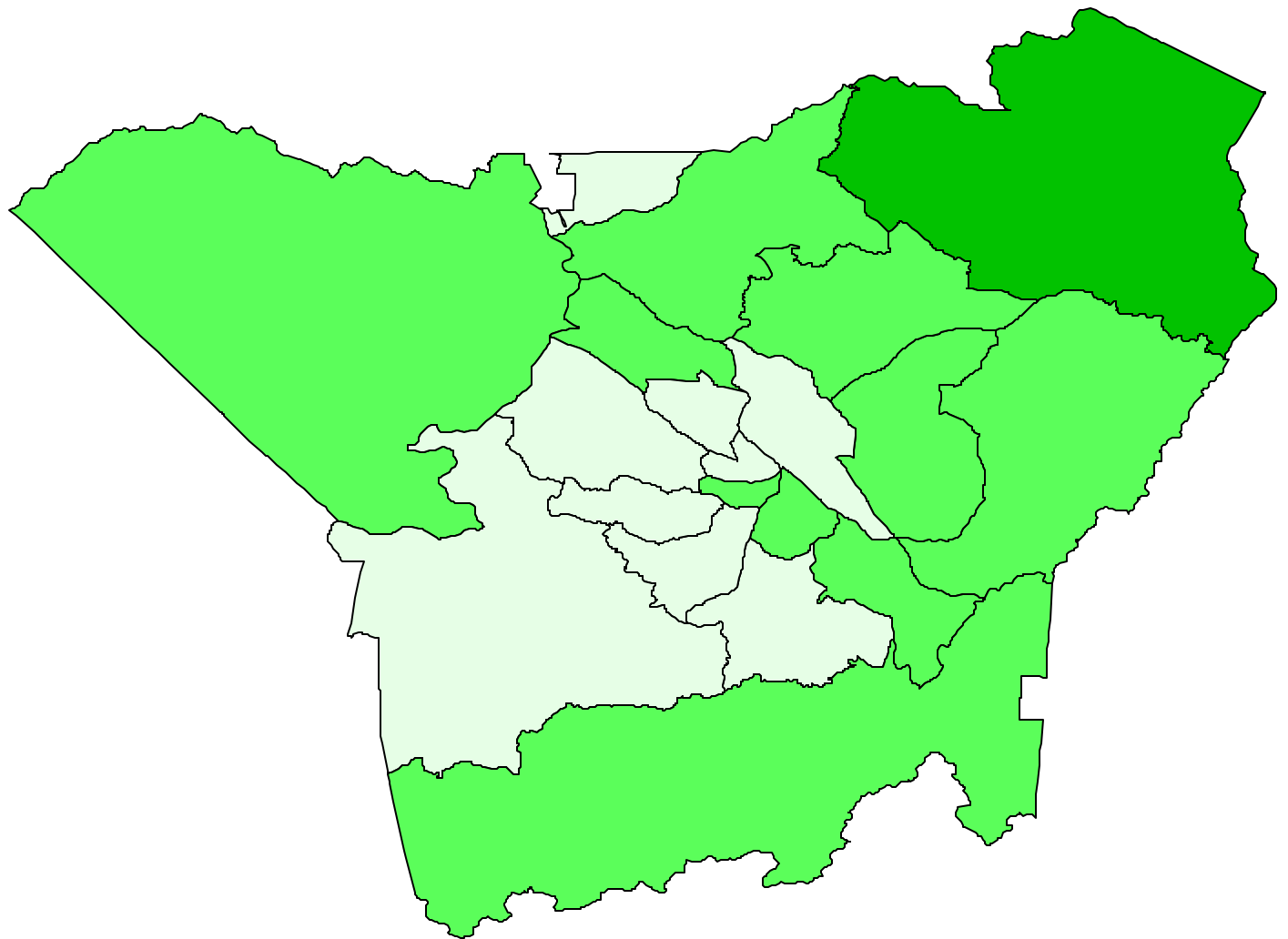
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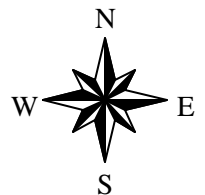
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Henderson County Native American Population

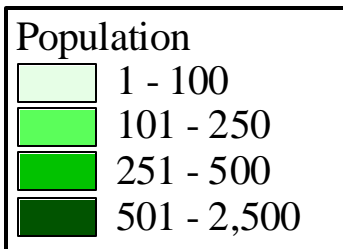
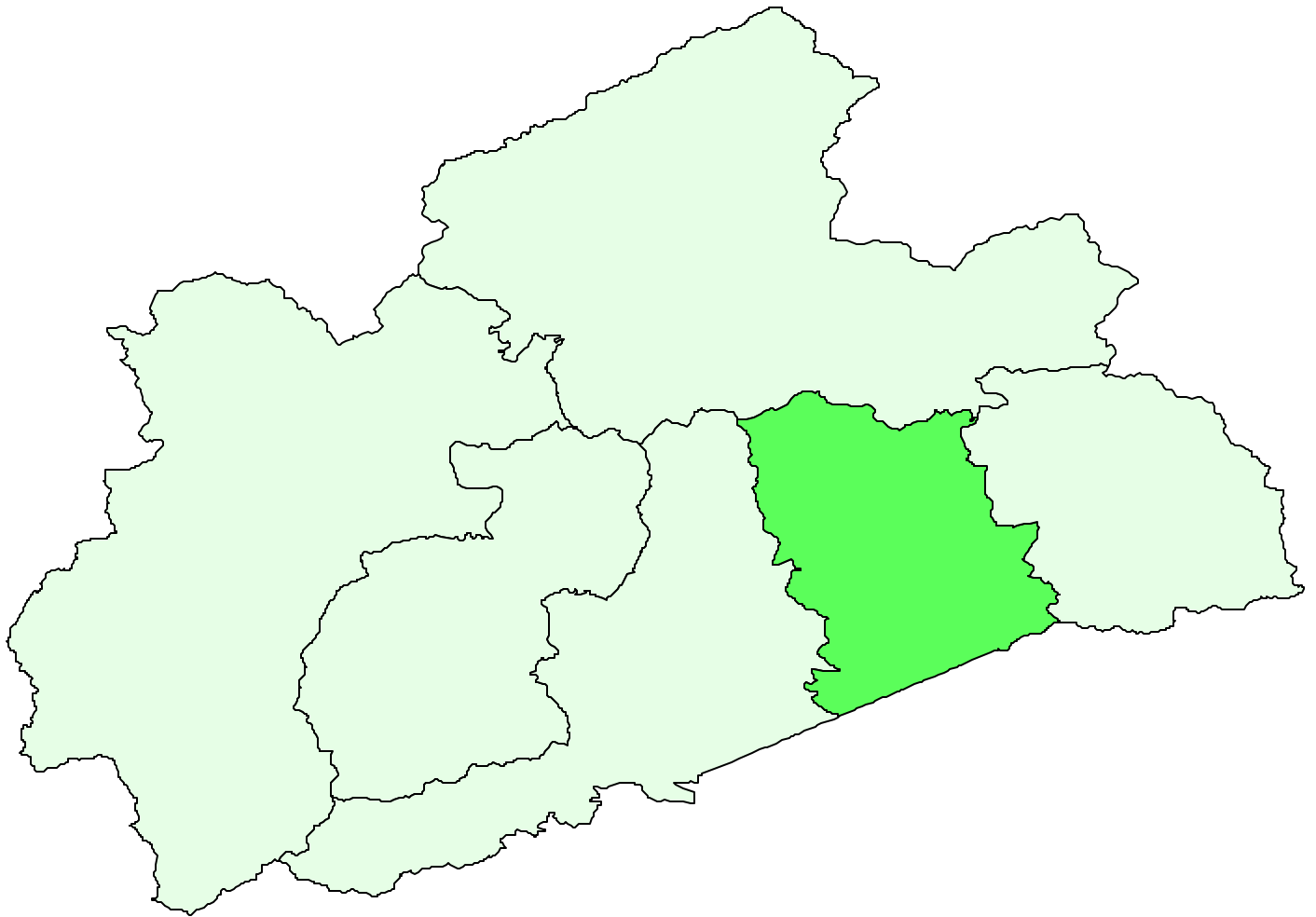


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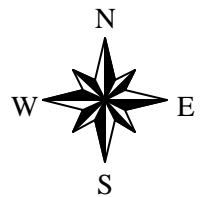


Madison County

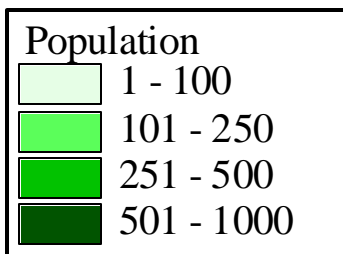
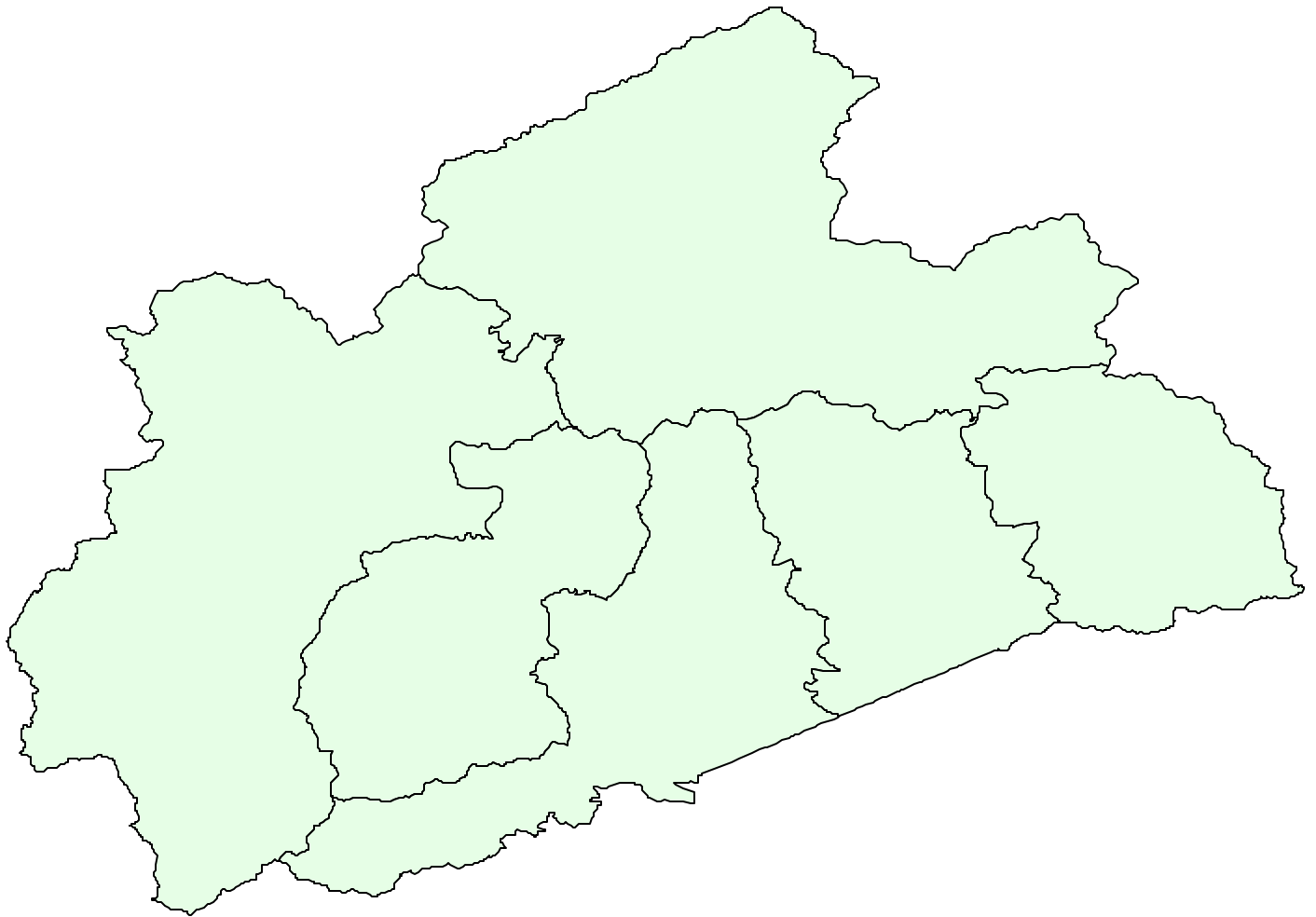
African American Population



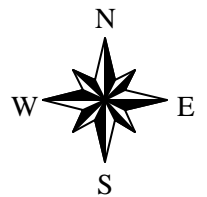
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Madison County Hispanic Population

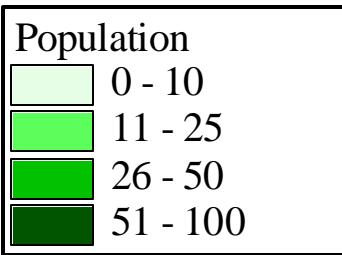
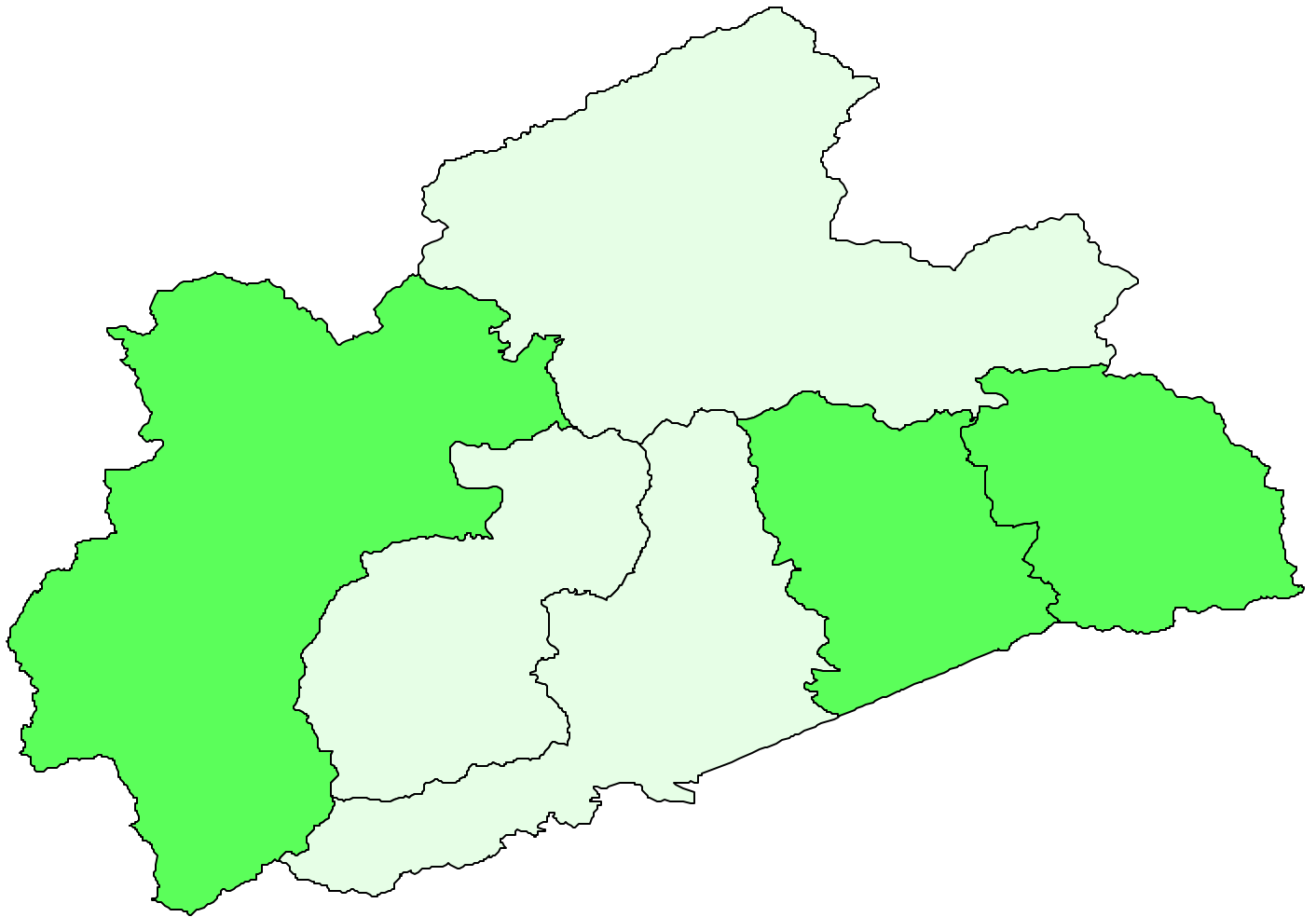


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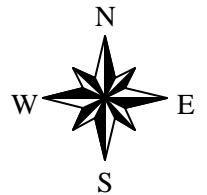


Madison County

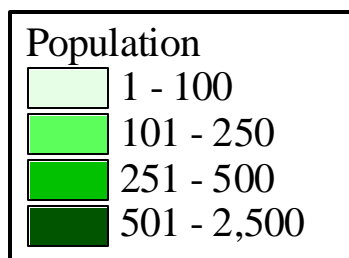
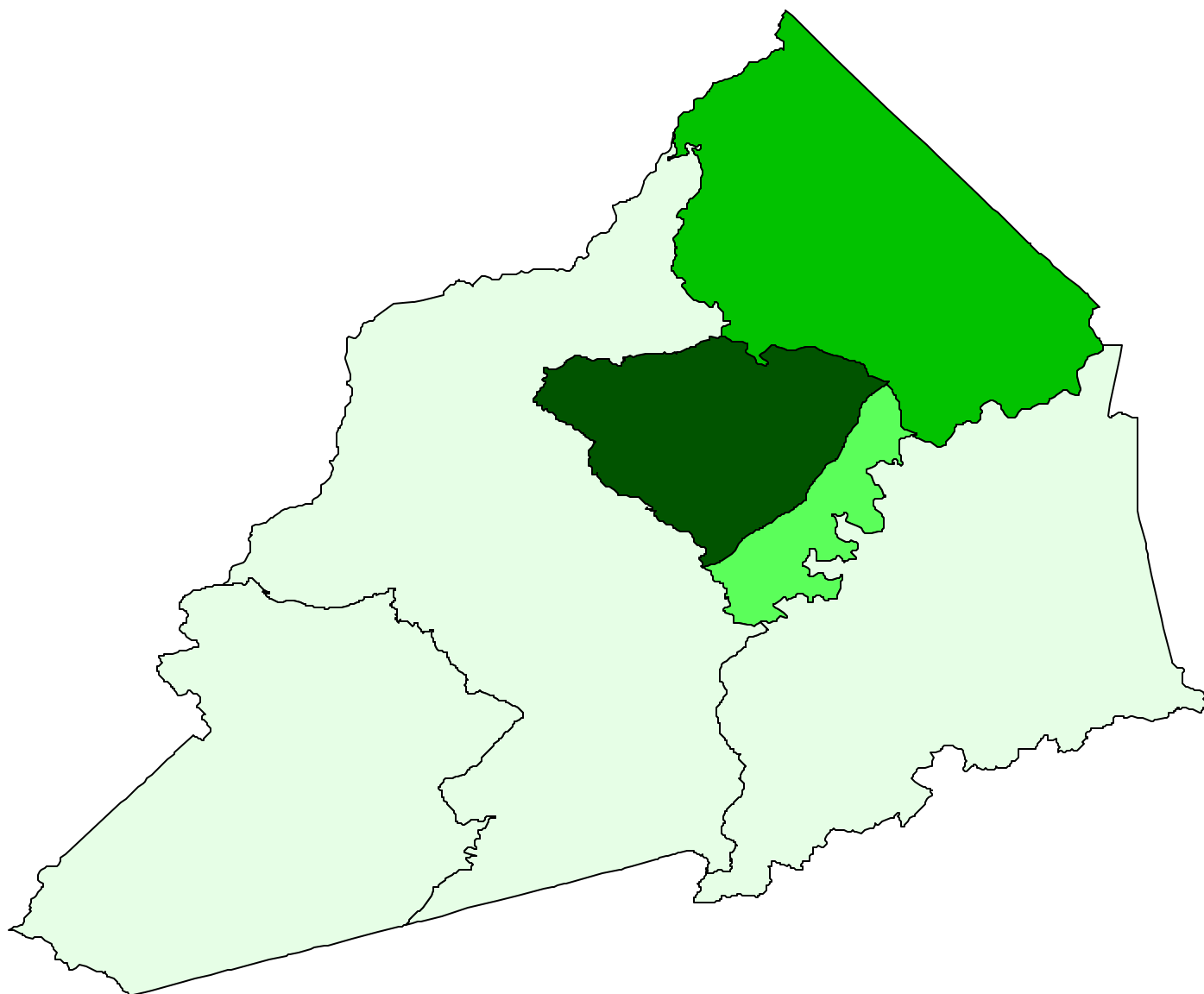
Native American Population



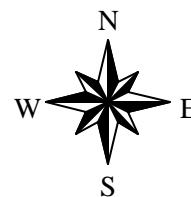
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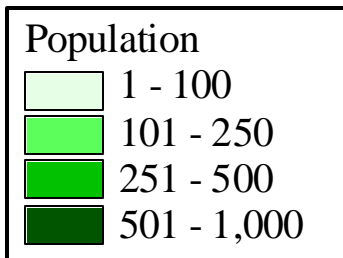
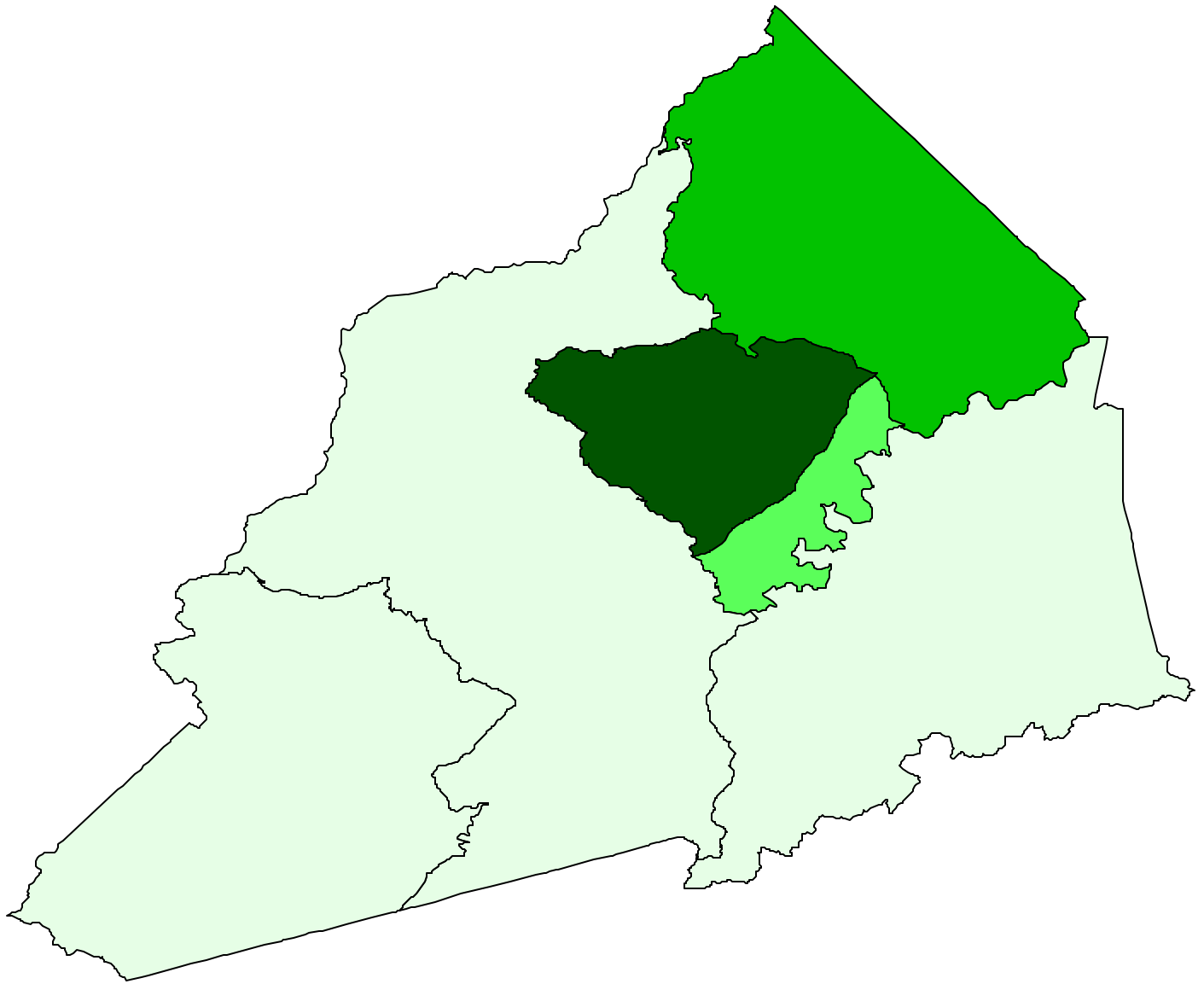
Transylvania County African American Population



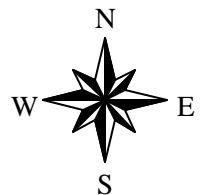
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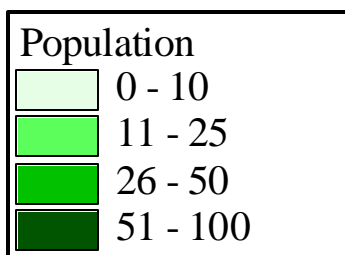
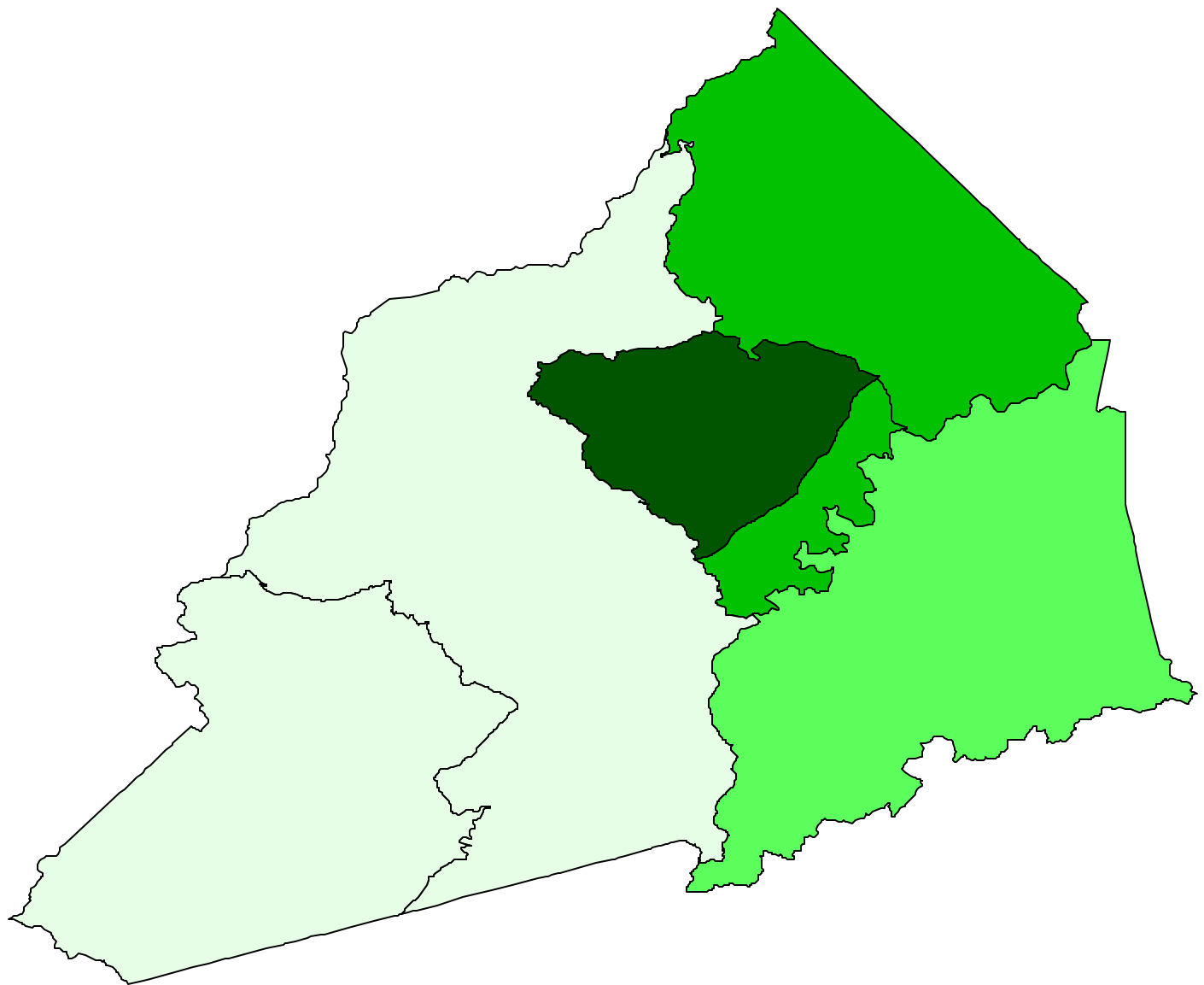
Transylvania County Hispanic Population



Source: ESRI, 2000; BAE 2004.



Transylvania County Native American Population



Source: ESRI, 2000; BAE 2004.

